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**TO:** GENERAL COMMITTEE

**SUBJECT:** REVIEW OF PROPOSED SUPERVISED CONSUMPTION SITE LOCATIONS

**WARD:** 2

**PREPARED BY AND KEY CONTACT:** M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES, EXT.5466

**SUBMITTED BY:** M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES, EXT.5466

**GENERAL MANAGER APPROVAL:** A. MILLER, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT, EXT. 4485

**CHIEF ADMINISTRATIVE OFFICER APPROVAL:** M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

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### **RECOMMENDED MOTION**

1. That Staff Report DEV014-21 regarding the proposed Supervised Consumption Sites at 110 Dunlop Street West, 11 Sophia Street West, 11 Innisfil Street (80 Bradford Street) and 192 Bradford Street be received for information.

### **PURPOSE & BACKGROUND**

#### Purpose

2. The purpose of this Report is to provide members of Council with information and planning context to consider the request by the Simcoe Muskoka District Health Unit (SMDHU) to support a Supervised Consumption Site (SCS) to be located at any one of the following sites: 110 Dunlop Street West and 11 Sophia Street West (shown on Appendix "A") and 11 Innisfil Street (80 Bradford Street) and 192 Bradford Street (shown on Appendix "B").
3. As Council considers the request for support for the SCS, Development Services staff have provided an overview of the properties as well as planning considerations Council may wish to explore as part of the decision making process.
4. The preferred proposed SCS location, as indicated by the SMDHU, is 11 Innisfil Street (80 Bradford Street) but for the purposes of this Report background information for all four sites is provided.

#### Background

5. The Simcoe Muskoka Opioid Strategy (SMOS) has recognized the need to locate a SCS in the City of Barrie to address factors associated with drug and addiction realities for the City and Simcoe County.

6. Representatives from the Gilbert Centre, Canadian Mental Health Association (CMHA), the SMDHU and other partners from the harm reduction pillar of the Simcoe Muskoka Opioid Strategy undertook a site selection process for a SCS. Selecting a location is one step of the application process for a SCS. Council endorsement is needed for the application to progress to the Federal and Provincial Governments for funding and approval.
7. The search for an appropriate location for a SCS has been ongoing for a number of years and has been considered by the below Council motions.
8. In 2019, the SMOS had explored establishing a SCS space in the CMHA Simcoe County Branch and next to the David Busby Centre at 90 Mulcaster Street in the City of Barrie. The Council Motions on this site are below.

**June 24, 2019**

**19-A-096 PROPOSED SUPERVISED CONSUMPTION SITE LOCATION - 90 MULCASTER STREET (WARD 2)**

1. That the decision concerning a Supervised Consumption Site be deferred so that a Third Party Impartial Investigator(s) can be retained to conduct an investigation of the City of Barrie's First Safe Consumption Site, including the benefits and impacts experienced by other Canadian and Ontario municipalities who have Supervised Consumption Sites, the application from the Gilbert Centre and Canadian mental Health Association's application(s) to ensure the application(s) is complete and accurate, the administration staff who will be overseeing the Supervised Consumption Site and a location that they believe would be best suited for a Supervised Consumption Site in Barrie and report their findings back to General Committee for their input at the end of October, 2019.
2. That \$50,000 be allocated from Council Strategic Priorities Reserve for the cost of the Investigator.

**DEFERRED UNTIL END OF OCTOBER, 2019:**

**19-G-168 PROPOSED SUPERVISED CONSUMPTION SITE LOCATION - 90 MULCASTER STREET (WARD 2)**

1. That should the Supervised Consumption Site be approved for funding, the Canadian Mental Health Association (CMHA) Simcoe Muskoka District Health Unit (SMDHU) enter into a Site Plan application process (or a Scoped Site Plan) for the properties at 88 and 90 Mulcaster Street with the City to address the following conditions:
  - a) Fencing, landscaping, access from Mulcaster Street, security cameras, discarded needle collection boxes and appropriate property standards and property maintenance measures;
  - b) The establishment of a Supervised Consumption Site (SCS) Advisory Committee;
  - c) The establishment of a security plan and / or a Needle Sweep Plan; and

- d) Any other related neighbourhood integration matters.
2. That Mayor, Jeff Lehman be included on the hiring committee for the Barrie Safe Consumption Site - Site Manager.
3. That once the Supervised Consumption Site has been open for three months, staff in the Planning and Building Services Department report back to General Committee concerning the status of the conditions of Site Plan being met and continue to report back every three months after that for the first year.
4. That the City of Barrie reconfirms its support for the SCS on an annual basis, based on that the Site Plan conditions continue to be met. (19-G-168) (PLN015-19) (File: S08)

**August 12, 2019**

**19-A-103 PROPOSED SUPERVISED CONSUMPTION SITE LOCATION – 90 MULCASTER STREET**

1. That the applicants be requested to undertake public consultation regarding the specific sites under consideration for a Supervised Consumption Site.
2. That motion 19-G-168, as amended by 19-A-096 (noted below) concerning the Supervised Consumption Site Location at 90 Mulcaster Street be deferred pending the applicants providing City Council with the results of the Site Review Process.
  - “1. That should the Supervised Consumption Site be approved for funding, the Canadian Mental Health Association (CMHA) Simcoe Muskoka District Health Unit (SMDHU) enter into a Site Plan application process (or a Scoped Site Plan) for the properties at 88 and 90 Mulcaster Street with the City to address the following conditions:
    - a) Fencing, landscaping, access from Mulcaster Street, security cameras, discarded needle collection boxes and appropriate property standards and property maintenance measures;
    - b) The establishment of a Supervised Consumption Site (SCS) Advisory Committee;
    - c) The establishment of a security plan and / or a Needle Sweep Plan; and
    - d) Any other related neighbourhood integration matters.
  2. That Mayor, Jeff Lehman be included on the hiring committee for the Barrie Safe Consumption Site - Site Manager.

3. That once the Supervised Consumption Site has been open for three months, staff in the Planning and Building Services Department report back to General Committee concerning the status of the conditions of Site Plan being met and continue to report back every three months after that for the first year.
  4. That the City of Barrie reconfirms its support for the SCS on an annual basis, based on that the Site Plan conditions continue to be met. (19-A-096) (19-G-168) (PLN015-19) (File: S08)”
9. In the end, the SMDHU did not pursue the location for an SCS at 90 Mulcaster Street and even though the SMDHU has devoted an enormous amount of time to responding to the COVID-19 pandemic, the search for an appropriate site for a SCS has continued.
10. The four sites: 110 Dunlop Street West, 11 Sophia Street West, 11 Innisfil Street (80 Bradford Street) and 192 Bradford Street were studied and were part of community consultation exercises in late 2020 and most recently in the early part of 2021.
11. The community consultation for a proposed SCS was undertaken by the SMDH U. Over 1,200 survey response were received about the proposed location at 110 Dunlop Street West in the fall of 2020. Over 1,300 survey responses were received about the proposed locations at 11 Sophia Street West, 11 Innisfil Street (80 Bradford Street) and 192 Bradford Street in winter of 2021.
12. The community consultation and engagement activities highlighted consistent benefits and concerns for all of the sites.
13. A summary of the benefits for all sites include:
  - A reduction in drug overdoes, deaths and injuries;
  - A reduction of drug use on the streets;
  - A reduction in needles and drugs on the streets;
  - A reduction in the risks of diseases such as: HIV and Hepatitis B and C; and
  - An increase of support services for those in need.
14. A summary of the concerns for all sites include:
  - Overall community safety;
  - Impacts on businesses;
  - Impacts on neighbourhood cleanliness; and
  - Decrease in property values.
15. In some instances, there were between 24 and 31% of respondents with no concerns at all.
16. All the public feedback was taken into consideration with the physical requirements of any proposed SCS to ultimately arrive at the recommended location.
17. There were many factors taken into consideration for each site that ultimately led to the SDMHU choosing the preferred site for the proposed SCS, such as: location and the ability to buffer from sensitive uses, availability of wrap around services, opportunity for future strategic growth and the nature and size of the available space.
18. The SMDHU has advised the City of Barrie and the community that the site at 11 Innisfil Street as the preferred location for the proposed SCS location in the City of Barrie.

19. All the work that the SMDHU has undertaken, including a summary of all consultation and engagement activities, in this recent round of consultation can be found on their website at:

<https://www.simcoemuskoakehealth.org/Topics/Drugs/opioids/Supervised-consumption-sites>

**ANALYSIS**

20. While, a preferred proposed site has been identified by the SMDHU, Staff have reviewed the Official Plan and Zoning By-law for each proposed property to ensure that Council has the information to make an informed decision as they consider the request to support the location by the SMDHU.
21. Appendices “A” and “B” show all four proposed SCS locations in the City of Barrie. 100 metres and 200 metres buffers from parks and other sensitive uses such as child care centres are shown on both maps.
22. The chart below outlines the Official Plan and Zoning By-law details for each proposed site:

Site	Official Plan	Zoning By-law 2009-141	Parking	Site Plan requirement
<b><i>Preferred Proposed site:</i></b> 11 Innisfil Street (80 Bradford Street)	City Centre: Commercial Planning Area	C4: General Commercial	Confirmation required, 390 spaces on site	Subject to site plan control but no site plan in place
110 Dunlop Street West		C1-1: Central Area Commercial	No parking is required for commercial uses in the C1-1 zone, 70 spaces on site, confirmation required	
11 Sophia Street West		C2-1: Transition Centre Commercial	Confirmation required, but appears parking can be accommodated on site	
192 Bradford Street		C4: General Commercial	Confirmation required, but appears parking can be accommodated on site	

23. The **City Centre: Commercial Planning Area** designation in the Official Plan permits a broad range of retail, service, office, institutional, public and residential uses to serve the general needs of downtown residents as well as specialized functions for the entire community and market area. Retail stores, offices, hotels, institutional, and entertainment uses shall be integrated, where possible, with residential uses, community facilities, and open spaces.
24. As institutional and office uses are permitted within the City Centre designation the proposed SCS is a permitted use in the Official Plan.

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25. In terms of the Zoning By-law, a SCS is an *office, medical* use.
26. The definition of this term in the Zoning By-law is as follows:
- Office, medical* shall mean the office of a health professional and may include accessory medical uses including, but not limited to laboratories, facilities for medical, diagnostic and dental purposes, a drug dispensary and optical dispensary.
27. The proposed use of a SCS at any of the proposed sites is a permitted use in accordance with Zoning By-law 2009-141, as amended.
28. The parking requirement for an Office, medical is 1 space per 15m<sup>2</sup> of gross floor area and parking would need to be confirmed on any proposed site.
29. All the sites are located within a Site Plan Control area within the City and there are no current site plan agreements in place.
30. The proposed internal works would not require the site to undergo a site plan approval process, subject to a review of zoning standards at the time of a building permit application. While the use is permitted at any of the proposed SCS locations, it is a sensitive land use and there are elements that Council may wish to consider through a site plan application (or an exemption from full site plan approval) process to address site plan and operational details for improved neighbourhood integration.
31. As Council considers the application from the SMDHU to locate the SCS at 11 Innisfil Street the following site plan matters may be raised with the SMDHU in an effort to integrate this proposed use into the neighbourhood:
- a) Fencing in accordance with the standards of the Zoning By-law or strategically placed to improve the operation of the site;
  - b) Landscaping in accordance with the standards of the Zoning By-law or used strategically placed to improve the site;
  - c) Parking and site traffic operation– should be in accordance with the standards of the Zoning By-law and particular attention should be paid to the use and parking of the facility operator’s corporate vehicles;
  - d) Site operation details surrounding entrances and exits to the site and building – particular attention could be paid to the operation of the site with the consideration of smoking, noise and activity close to the residents in the area throughout the day and night;
  - e) Lighting – particular attention should be paid to ensure the lighting of the site does not trespass onto adjacent sites;
  - f) Property standards matters – particular attention should be paid to the comments received from the public about garbage, cigarettes and debris, including evidence of drug use, being found in the area; and,
  - g) Security matters – beyond site plan and operational matters that can be tied to a site plan drawing and agreement, the security of those using the SCS and the surrounding community is important for everyone and a detailed security plan should be in place.

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32. Council may elect to require the applicant to apply for a site plan application (or an exemption from full site plan approval) to address the above matters and to register an agreement on title that relates to operational and other site plan related matters.
  33. As this is an existing structure, depending on the internal conditions of this site a building permit for renovations may be required. A change of use building permit may also be required to ensure the location operates safely and in accordance with the Ontario Building Code. This may result in required improvements or alterations to the structure to support this use at this location.
  34. The proponents have advised that the staff of the SCS will be experienced and well trained and will create a safe place through the establishment of a Code of Conduct for staff and clients to ensure that everyone is treated with mutual dignity and respect.
  35. The SMDHU have indicated that they will install security cameras and have a security guard on site to help to keep the area clear of discarded gear and also to discourage loitering. In addition, the SCS will work with Barrie Police Service to ensure the clients and the community are safe. In addition, a needle sweep plan will be established to reduce the amount of sharps found on the grounds.
  36. It is being proposed by the proponent that a SCS advisory committee be established with clients, neighbours, businesses, police, community partners, staff of the SCS and a community liaison to work together as the site develops and operates.

#### **ENVIRONMENTAL MATTERS AND CLIMATE CHANGE IMPACT MATTERS**

37. There are no environmental and/or climate change impact matters related to the recommendation.

#### **ALTERNATIVES**

38. General Committee could recommend that information contained within Staff Report DEV014-21 not be received and require more information from the applicant or staff.
39. General Committee could endorse the application for a SCS subject to the following conditions:

That the applicant enter into a site plan application (or an exemption from full site plan approval) process with the City to address:

- Fencing, landscaping, access, security cameras, discarded needle collection boxes and appropriate property standards and property maintenance measures.
- The establishment of a SCS advisory committee.
- The establishment of a security plan and / or a Needle Sweep Plan.
- Other related neighbourhood integration matters.

#### **FINANCIAL**

40. There are no direct financial impacts to the City based on the recommendation contained within Staff Report DEV014-21.

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**LINKAGE TO 2018-2022 STRATEGIC PLAN**

41. The recommendation(s) included in this Staff Report support the following goals identified in the 2018 - 2022 Strategic Plan:

- Fostering a Safe and Healthy City

One of the objectives of this goal is to: *collaborate to address social issues, especially homelessness and the opioid crisis.*

Establishing a SCS in the City of Barrie is one step that can be taken to address social issues, in particular the opioid crisis.

**Attachments:**

Appendix "A" – Map of 11 Innisfil Street and 192 Bradford Street

Appendix "B" – Map of 11 Sophia Street West and 110 Dunlop Street West





