
TO: GENERAL COMMITTEE

SUBJECT: PROPOSED SUPERVISED CONSUMPTION SITE LOCATION -
90 MULCASTER STREET

WARD: 2

PREPARED BY AND KEY CONTACT: M. BANFIELD, RPP, MANAGER OF GROWTH AND DEVELOPMENT,
EXT. 5466

SUBMITTED BY: A. MILLER, RPP, DIRECTOR OF PLANNING AND BUILDING
SERVICES,

GENERAL MANAGER APPROVAL: A. MILLER, RPP, ACTING GENERAL MANAGER OF
INFRASTRUCTURE AND GROWTH MANAGEMENT

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

RECOMMENDED MOTION

1. That Staff Report PLN015-19 regarding the proposed Supervised Consumption Site at 90 Mulcaster 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 application by the Simcoe Muskoka District Health Unit (SMDHU) for a Supervised Consumption Site (SCS) to be located at 90 Mulcaster Street. As Council considers the application for the SCS, Planning and Building Services staff have provided an overview of the property as well as planning considerations Council may wish to explore as part of the decision making process.

Background

3. The Simcoe Muskoka Opioid Strategy 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.
4. According to the Centre for Addiction and Mental Health: "Supervised Consumption Sites (SCSs) provide a safe space and sterile equipment for individuals to use pre-obtained drugs under the supervision of health care staff. Consumption refers to taking opioids or other drugs by injection, smoking, snorting or taking them orally. SCSs provide fundamental services for people who use drugs. SCSs are health care facilities that are part of a full array of harm reduction services." (Page 9 of the Community Consultation and Engagement for a Supervised Consumption Site in Barrie)
5. The SMDHU Local Conditions report (April 2019) stated that in 2017, Barrie ranked third among large municipalities in Ontario for opioid overdose emergency department visit rates at over 200 emergency department visits for opioid poisonings, more than double the rate of the Province.
6. The same report goes on to state that in Barrie the opioid incidents at the hospital are more likely to occur among the homeless (more than 1/3 of emergency visits), and males aged 20 to 44.

7. 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. To date there have been thirteen letters of support provided to the proponent from various community and health agency partners.
8. After a comprehensive exploration of sites deemed appropriate by the harm reduction organizations for the location of a SCS in Barrie, space in the CMHA Simcoe County Branch at 90 Mulcaster Street has been identified as the proposed location. (Appendix "A": Key Map)
9. The SMDHU believes the site at 90 Mulcaster Street, next door to the David Busby Centre, is an excellent location for the synergies that may exist between these two facilities being located close to one another. (Appendix "B": Context Plan)
10. In April 2019 the SMDHU also prepared a report entitled: Community Consultation and Engagement for a Supervised Consumption Site in Barrie. The full report can be found here: http://www.simcoemuskokahealth.org/docs/default-source/topic-drugsalcohol/190430_scsevaluation_report_final.pdf?sfvrsn=2
11. Neighbours were invited to a neighbourhood information meeting held on May 15, 2019 to discuss this matter now that a proposed site has been identified. Approximately 105 people were in attendance and several in depth conversations took place. Many comments were provided and the proponent will be reviewing the comments and responding where possible.
12. Many respondents to a survey by the SMDHU believe that a SCS can help the City by reducing the public drug use on the streets and reduce risks associated with drug overdose. (Page 15 of the Community Consultation and Engagement for a Supervised Consumption Site in Barrie)
13. Notwithstanding the anticipated benefits, many residents believe an SCS may encourage more drug use. (Page 19 of the Community Consultation and Engagement for a Supervised Consumption Site in Barrie)
14. Locating the SCS in the downtown is identified as a desirable attribute by the proponents. (Page 31 of the Community Consultation and Engagement for a Supervised Consumption Site in Barrie)
15. It is also desirable to locate a SCS within 1km of where drug users are normally found. (Page 37 of the Community Consultation and Engagement for a Supervised Consumption Site in Barrie)
16. In addition to the benefits of co-location adjacent to the David Busby Centre and CMHA, the site is also not located within 200m of a school, day care or playground. (Page 37 of the Community Consultation and Engagement for a Supervised Consumption Site in Barrie)

ANALYSIS

17. The property at 90 Mulcaster Street is designated in the Official Plan as: City Centre: Commercial Planning Area and is zoned Transition Centre Commercial: C2 with SP-62 being added to permit a maximum building height of 30m in Zoning By-law 2009-141, as amended.
18. The City Centre: Commercial Planning Area designation 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.

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19. As institutional and office uses are permitted within the City Centre designation the proposed SCS is a permitted use in the Official Plan.
 20. The Transition Centre Commercial (C2) zone permits a variety of commercial, institutional and residential uses.
 21. In terms of the Zoning By-law, a SCS is an *office, medical* use.
 22. 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.
 23. The proposed use of a SCS at 90 Mulcaster Street is a permitted use at this location in accordance with Zoning By-law 2009-141, as amended.
 24. The proposed floor plan that depicts a portion of the existing building as a SCS is attached as Appendix "C".
 25. The parking requirement for an Office, medical is 1 space per 15m² of gross floor area. Based on the information available to City Staff, there are 33 parking spaces on site and 21 spaces are required based on the use of the buildings at both 88 and 90 Mulcaster Street.
 26. Section 4.8.2.1 of Zoning By-law 2009-141 requires a 3m landscaped buffer area where a lot in a non-residential zone abuts a lot in a Residential Zone and a 2m high fence along the lot line is also required. This property abuts a residential zone at the rear property line. There are large trees and it does appear that this buffer area exists and there is a grade differential that creates a separation from this site and the adjacent residential site.
 27. The subject property is located within a Site Plan Control area within the City. There is no current site plan agreement in place. 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 the proposed SCS location, it is a sensitive land use and there are elements that Council may wish to consider through a site plan application (or a scoped site plan) process to address site plan and operational details for improved neighbourhood integration.
 28. As Council considers the application from the SMDHU to locate the SCS at this property the following site plan matters may be raised with the SMDHU in an effort to integrate this proposed use into the neighbourhood:
 - a) Fencing- along the side lot lines in addition to the fence required by the Zoning By-law along the rear property line;
 - b) Landscaping – could be provided across the site in addition to the landscaping required by the Zoning By-law along the rear property line;
 - 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;

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- 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.
29. Council may elect to require the applicant to apply for a site plan application (or a scoped site plan) to address the above matters and to register an agreement on title that relates to operational and other site plan related matters.
30. Planning and Building Services staff have received an unsigned, undated submission from “downtown residents and property owners” that relay messages surrounding the operation of the David Busby Centre which is at 88 Mulcaster Street is adjacent to the proposed SCS. Many of these issues can be addressed with a site plan that addresses some operational matters that, should one be required for 90 Mulcaster Street, could be extended to 88 Mulcaster Street.
31. 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. (Page 36 of the Community Consultation and Engagement for a Supervised Consumption Site in Barrie)
32. 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. (Page 36 and 37 of the Community Consultation and Engagement for a Supervised Consumption Site in Barrie)
33. 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. (Page 37 of the Community Consultation and Engagement for a Supervised Consumption Site in Barrie)

ENVIRONMENTAL MATTERS

34. There are no environmental matters related to the recommendation.

ALTERNATIVES

35. The following alternatives are available for consideration by General Committee:

Alternative #1

General Committee could recommend that information contained within Staff Report PLN015-19 not be received and require more information from the applicant or staff.

This alternative is available.

Alternative #2

General Committee could choose to not only receive the report but also endorse the application for a SCS, subject to the following condition:

That the applicant enter into a site plan application (or a scoped site plan) process with the City to address:

- Fencing, landscaping, access from Mulcaster, 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; and/or
- Other related neighbourhood integration matters.

This alternative is available. Planning and Building Services staff have not provided a recommendation with respect to the endorsing the application for a SCS as the matter is not solely a land use planning matter.

FINANCIAL

36. There are no direct financial impacts to the City based on the recommendation contained within Staff Report PLN015-19.

LINKAGE TO 2018-2022 STRATEGIC PLAN

37. 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" – Key Map

Appendix "B" – Context Plan

Appendix "C" – Proposed Floor Plan

APPENDIX "A"

Key Map



<p>Key Map 90 Mulcaster Street PLN015-19</p>	<p>★ Proposed Site</p>	
<p>1:4,000</p> <p>0 80 160 320 Meters</p>		

APPENDIX "B"

Context Plan

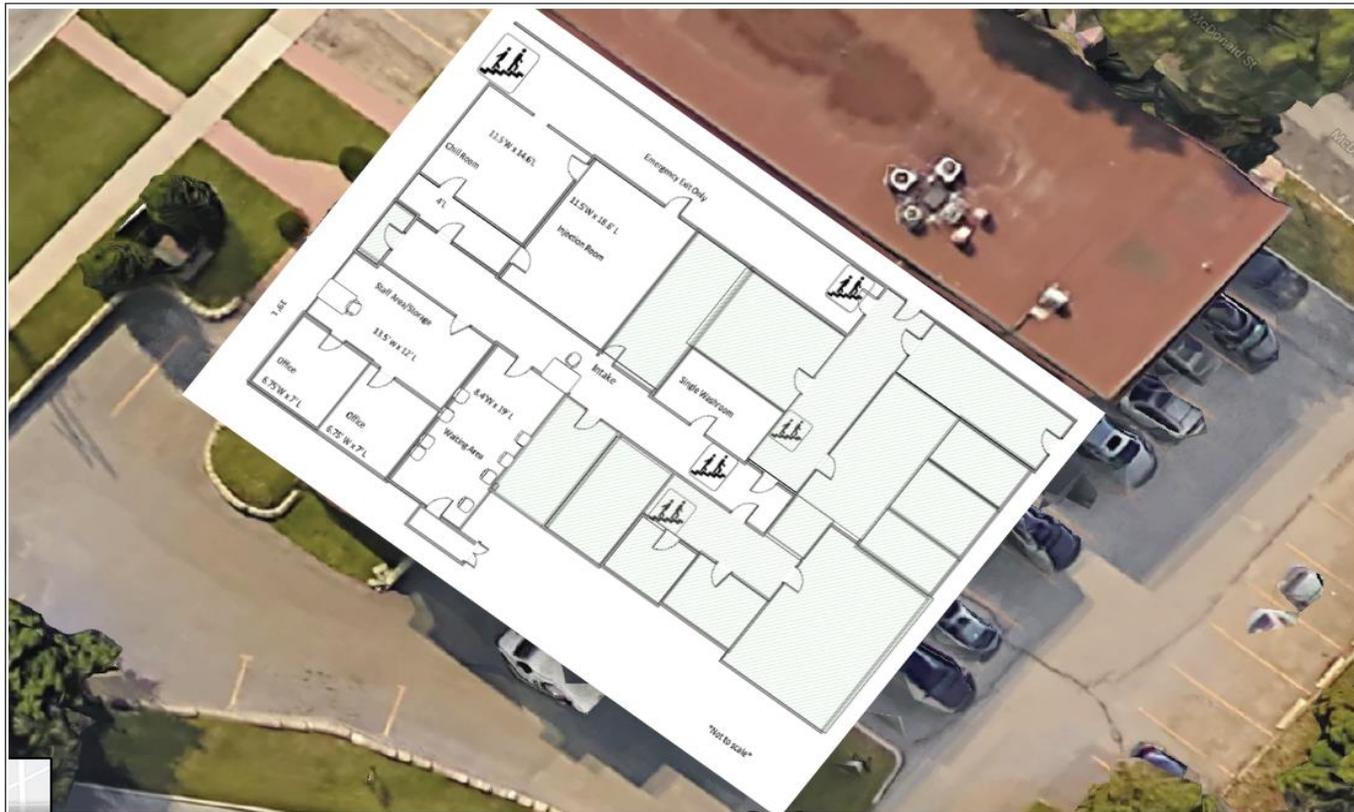


<p>Context Plan 90 Mulcaster Street PLN015-19</p>	<p>★ Proposed Site  5 Minute Walking Distance (400m)</p>	
<p>1:4,050</p> 		

APPENDIX "C"

Proposed Floor Plan

90 Mulcaster Street



 Existing CMHA Centre

Appendix "C"

