



ADDENDUM FINANCE AND AUDIT COMMITTEE MEETING

March 14, 2018, 9:00 AM - 12:00 PM
SHAW AUDITORIUM, VANCOUVER ISLAND CONFERENCE CENTRE
80 COMMERCIAL STREET, NANAIMO, BC

Pages

6. REPORTS:

f. Response to Health, Social and Safety Issues in the Downtown

Add Report Response to Health, Social and Safety Issues in the Downtown

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To be introduced by Dale Lindsay, Director of Community Development.

Purpose: To provide Council with a range of potential responses to the current social environment in the downtown that are actionable by the City of Nanaimo.

Recommendation: That the Finance and Audit Committee recommend that Council approve the following recommendations:

- a. Continuation of daytime security services via contract with enhanced hours;
- b. Urban Clean Up Initiative, (twice weekly);
- c. Continue annual support to the Extreme Weather Shelter at 595 Townsite Road;
- d. Provision of rent supplements in support of Housing First program for homeless individuals;
- e. Provision of three portable toilets in the downtown;
- f. Additional safe syringe disposal boxes;
- g. Additional garbage cans at key locations;
- h. Continue provision of shower facilities for homeless individuals; and,
- i. Pursue partnerships to provide a daytime resource centre for homeless individuals.

To be introduced by Bill Sims, Director of Engineering and Public works

Purpose: To obtain Council's approval to proceed with the development cost share opportunity on Third Street for the upgrade of the road and watermain and to include in the 2018 - 2022 Financial Plan projects to complete the road upgrade and watermain replacement.

Recommendation:

The Finance and Audit Committee recommends that Council direct Staff to enter into a cost sharing agreement with the developer of 525 Third Street, for the work, and to allocate:

- \$265,444 - Roads Development Cost Charge
- \$50,000 - Private Contribution
- \$74,250 - Water Development Cost Charge
- \$50,750 - Water Reserves
- \$59,556 - General Reserves

Staff Report for Decision

DATE OF MEETING March 14, 2018

AUTHORED BY JOHN HORN, SOCIAL PLANNER

SUBJECT RESPONSE TO HEALTH, SOCIAL AND SAFETY ISSUES IN THE DOWNTOWN

OVERVIEW

Purpose of Report

To provide Council with a range of potential responses to the current social environment in the downtown that are actionable by the City of Nanaimo.

Recommendation

That the Finance and Audit Committee recommend that Council approve the following recommendations:

- a. Continue daytime security services via contract with enhanced hours;
- b. Continue Urban Clean Up Initiative (twice weekly);
- c. Continue annual support to the Extreme Weather Shelter at 595 Townsite Road;
- d. Provision of rent supplements in support of Housing First program for homeless individuals;
- e. Provision of three portable toilets in the downtown;
- f. Additional safe syringe disposal boxes;
- g. Additional garbage cans at key locations;
- h. Continue provision of shower facilities for homeless individuals; and,
- i. Pursue partnerships to provide a daytime resource centre for homeless individuals.

BACKGROUND

At the 2017-JUN-19 Council meeting, Staff was directed to provide a range of possible responses to health, social and safety issues in Nanaimo's downtown. A staff report on recommended priorities was received at the 2017-DEC-11 Council meeting and was further reviewed for budget decisions at the 2017-DEC-13 Finance and Audit meeting. Direction arising from that meeting was that staff return with a further review and budget by 2018-MAR-30. Council, at its Regular meeting on 2017-DEC-01 provided the following direction:

- “1. approve up to \$60,000 for safety and security provisions in the Downtown; and,
2. direct Staff to return to Council with a report on the balance of funds by 2018-MAR-30.

The motion carried unanimously.”

Current Initiatives

The following represents a summary of current activities supported by Council, and a response to Council's direction to identify priorities for action. As of March 2018, the current municipal

initiatives and expenditure levels to address homelessness and attendant disorder in the downtown include:

- Enhanced daytime security presence in the downtown (a contract with Footprints Security that runs to 2018-MAR-31 **(Cost \$30,000)**)
- Implementation of an Urban Clean Up program, a contract with the Nanaimo Region John Howard Society that expires 2018-APR-07 **(Cost \$25,000)**
- Two additional safe needle disposal boxes **(funded within existing resources)**
- Coordination across City departments **(staff time)**
- Provision of rent supplements to the Housing First program to place homeless individuals in market rentals with support that expires 2018-MAR-31 **(Cost \$45,000)**
- Redeployment of Parks, Sanitation, and Public Works staff to downtown to provide more eyes on the street and enhance cleaning of the City centre **(staff time)**
- Provision of funding to the Unitarian Extreme Weather Shelter **(Cost \$45,000 per season)**
- In-kind support to Nanaimo's Homelessness Coalition **(meeting rooms, staff time)**
- Provision of showers for the homeless at Caledonia Park sports field. Contract with Unitarian Fellowship that expires in April of 2018 **(Cost \$10,000)**

Proposed Responses

Because a number of the existing responses conclude at the end of March 2018, the following is a comprehensive list of possible responses for the timeframe April 2018 through to the end of December 2018, unless otherwise noted. The items below are placed in order of priority. They do not include all of the priority responses that were in the 2017-DEC-18 staff report to Council, as they are not considered a high priority following subsequent review, or they are within the scope of other organizations.

a. Continue daytime security services via contract with enhanced hours

Cost \$74,700

This action falls under the purview of the Bylaw Department and would be sourced and managed by them. It is a continuation of the current daytime security presence funded by Council on 2017-DEC-18 with enhanced hours to provide fuller coverage throughout the day. The current daytime coverage runs from 9:00 a.m. to 8:00 p.m. The nighttime coverage runs from 11:00 p.m. to 7:00 a.m. The proposed enhanced daytime hours would cover current gaps from 7:00 a.m. to 9:00 a.m. and 8:00 p.m. to 11:00 p.m. The funding source is proposed to be taxation.

b. Urban Clean Up Initiative, twice weekly

Cost \$45,000

The Urban Clean Up initiative consists of contracting with the Nanaimo Region John Howard Society (NRJHS) to walk through the downtown and adjacent residential areas and pick up discarded syringes, litter, etc. The NRJHS staff engage clients who have been street involved and or involved in the criminal justice system and are now working to reintegrate into mainstream society. The proposed \$45,000 budget will allow the Urban

Clean Up Initiative to operate until 2018-DEC-31 with the funding source proposed to be taxation.

It should be noted that Parks and Public Works (Sanitation) currently redeploy staff from their regular duties to provide garbage clean up downtown, but this is not sustainable on an ongoing basis. There may be a need to consider additional staffing to these departments to maintain a basic level of cleanliness in the downtown core.

c. Continue annual support to the Extreme Weather Shelter at 595 Townsite Road

Cost \$45,000

The City of Nanaimo has provided for many years funding each winter season (November to March) to the Unitarian Fellowship to support the provision of emergency shelter beds for those nights not designated as Extreme Weather by the Province of BC. This item represents a continuation of that support for the upcoming winter season 2018— 2019. The funding source for this initiative is proposed to be from the Housing Legacy Reserve.

d. Provision of rent supplements in support of Housing First program for homeless individuals

Cost \$45,000

In 2015, the City of Nanaimo provided a one-time grant of \$45,000 in support of Nanaimo's Housing First initiative which places homeless people into market rental units, with staff support to those individuals funded through the Federal government's Homeless Partnering Strategy (HPS). This money will run out by 2018-MAR-31, and a continuation of the City's support will allow the program to house homeless individuals who currently spend much of their time in the public spaces of the city. The funding source for this initiative is proposed to be from the Housing Legacy Reserve.

e. Provision of three portable toilets in the downtown

Cost \$8,265

One of the key issues identified by the merchants in the downtown is the incidence of public urination in doorways, alcoves and other spots. With a significant homeless population in the downtown core, it was suggested by many that the provision of public toilets would perhaps go some way to alleviating this issue. The funding source is proposed to be taxation.

f. Additional safe syringe disposal boxes

Cost \$2,500

Substance use patterns in our community have shifted towards increased use of opioids, with inhalation and subcutaneous injection the favoured methods. Along with this has come a marked increase in the number of discarded hypodermic syringes being discarded in the public realm. Several locations in the downtown have been identified that would

benefit from the provision of a safe disposal option. The funding source is proposed to be taxation.

g. Additional garbage cans at key locations

No additional cost

In collaboration with staff from the Sanitation section, several spots were identified that might benefit from the provision of litter receptacles. Sanitation staff indicated they would be able to supply receptacles from existing stock and service these within existing resources.

h. Continue provision of shower facilities for homeless individuals

Cost \$30,000

On 2018-JAN-15, Council approved the use of the Caledonia Park sports field shower facility and a budget of \$40,000 to implement the shower program for a one-year period. Of that total amount, \$10,000 was provided from Council's contingency fund to run the shower program to the end of March 2018, to allow a review of the shower program, and to identify a source for the remaining \$30,000. Regarding usage of the facility, 38 showers were taken in January and 88 showers were taken in February (see Attachment B). The funding source for the remaining \$30,000 is proposed to be taxation.

Please note that if a daytime drop-in resource centre for homeless individuals (see partnerships) were to be established, there is a possibility that the shower program could be incorporated into the range of services offered at that site.

i. Pursue partnerships to provide a daytime drop-in resource centre for homeless individuals

City contribution \$100,000 per year

A daytime drop-in resource centre would be configured as a resource centre with a range of services and supports provided by a number of community partners but with a core staffing function independent of those. The lesson learned from a drop-in space tried in Nanaimo in the past (the Living Room on Nicol Street), is the need for a substantial level of staffing to ensure the effective and safe provision of a daytime option for those who do not have access to a home or other alternatives where they can go, and to minimize the impact on the surrounding neighbourhood.

The cost of a resource centre is approximately \$250,000 per year based on an 8-hour service, 7 days per week. This requires a cost-sharing partnership with the Province. An allocation of \$100,000 by the City would allow the City to work toward an additional \$150,000 funding partnership with the Province to provide a daytime drop-in resource centre. Staff are not proposing this be budgeted for in 2018. Should a partnership opportunity require the City portion in 2018, Staff will review funding options and bring forward for Council's consideration.

OPTIONS

1. That the Finance and Audit Committee recommend that Council approve the following recommendations:
 - a. Continue daytime security services via contract with enhanced hours;
 - b. Urban Clean Up Initiative, twice weekly;
 - c. Continue annual support to the Extreme Weather Shelter at 595 Townsite Road;
 - d. Provision of rent supplements in support of Housing First program for homeless individuals;
 - e. Provision of three portable toilets in the downtown;
 - f. Additional safe syringe disposal boxes;
 - g. Additional garbage cans at key locations;
 - h. Continue provision of shower facilities for homeless individuals; and,
 - i. Pursue partnerships to provide a daytime resource centre for homeless individuals.
 - **Budget Implication:** The recommended priority actions represent annualized total City of Nanaimo costs of approximately \$250,465. Of this total, \$90,000 is recommended to be allotted from the Housing Legacy Reserve. The remaining \$160,465 costs are recommended to be included in the 2018 budget.
 - **Strategic Priorities Implication:** Furthers the community value of Social Equity.

SUMMARY POINTS

- Staff has conducted a process to further review priority responses to the health and safety issues impacting the downtown.
- Priorities for City responses include both a combination of recent responses and the addition of new responses.
- A daytime resource centre for homeless people is presented as a partnership response for the City and community partners.

ATTACHMENTS

Attachment A: Shower Usage Statistics

Submitted by:

Bruce Anderson
Manager, Community and Cultural Planning

Concurrence by:

Dale Lindsay
Director, Community Development

ATTACHMENT A

Shower Facility Usage (Caledonia park sports field)

| January | |
|---|-----------|
| 1 | |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | |
| 9 | |
| 10 | |
| 11 | |
| 12 | |
| 13 | |
| 14 | |
| 15 | |
| 16 | |
| 17 | |
| 18 | |
| 19 | |
| 20 | |
| 21 | |
| 22 | M3F1 |
| 23 | M4F1 |
| 24 | M2F1 |
| 25 | M0F0 |
| 26 | M4F1 |
| 27 | |
| 28 | |
| 29 | M5F1 |
| 30 | M2F1 |
| 31 | M4F2 |
| Total # showers taken in January | 38 |

| February | |
|--|-----------|
| 1 | M3 |
| 2 | M4F2 |
| 3 | |
| 4 | |
| 5 | M4 |
| 6 | M3 |
| 7 | M6F1 |
| 8 | M4F0 |
| 9 | M2F1 |
| 10 | |
| 11 | |
| 12 | M1F0 |
| 13 | M2F2 |
| 14 | M5F1 |
| 15 | M7F1 |
| 16 | M7F6 |
| 17 | |
| 18 | |
| 19 | M1F0 |
| 20 | M3F0 |
| 21 | M3F1 |
| 22 | M4F0 |
| 23 | M5F0 |
| 24 | |
| 25 | |
| 26 | M5F0 |
| 27 | M1F0 |
| 28 | M3F0 |
| 29 | |
| 30 | M3 |
| 31 | M4F2 |
| Total # showers taken in February | 88 |

DATE OF MEETING | March 14, 2018 |

AUTHORED BY | DEAN MOUSSEAU, MANAGER, ENGINEERING AND ENVIRONMENT |

SUBJECT | THIRD STREET ROAD AND UTILITY UPGRADE COST SHARE |

OVERVIEW

Purpose of Report

To obtain Council's approval to proceed with the development cost share opportunity on Third Street for the upgrade of the road and watermain and to include in the 2018 – 2022 Financial Plan projects to complete the road upgrade and watermain replacement. |

Recommendation

The Finance and Audit Committee recommends that Council direct Staff to enter into a cost sharing agreement with the developer of 525 Third Street, for the work, and to allocate:

- \$265,444 - Roads Development Cost Charge
- \$50,000 - Private Contribution
- \$74,250 - Water Development Cost Charge
- \$50,750 - Water Reserves
- \$59,556 - General Reserves |

BACKGROUND

Third Street is part of the major road network connecting the Parkway to Downtown Nanaimo. There is a segment near Watfield Avenue that does not meet safety standards for sight distance due to the vertical curvature. The City of Nanaimo (City) has a long term plan to correct the crest curve (take the top off the hill) at that location and bring the sight distance into compliance improving the overall safety.

The City approved a Rezoning application for 525 Third Street on June 19, 2017 and that development has been working its way towards potential construction in 2018. As part of the development requirements, the developer is required to construct frontage works and services along Third Street, including new road, curb, sidewalk and streetlights. The developer is obligated to construct the new (lower than current) road up to the centerline. The developer is not obligated to pay for the cost of the other side of the road as per City "BUILDING BYLAW 2016 No. 7224" and "Local Government Act Section 506 (8)". It is not practical to complete a re-grading of only one side of the road. The property owner on the other side of the road (560 Third Street) will also be subject to the requirements of the Building Bylaw and has a covenant on their title; when they develop, they are required to pay the City \$100,000 towards the cost of upgrading the road beyond the centerline and the frontage of their property. They have already contributed \$50,000, half of the total required that can be allocated to this project.

The City has an opportunity to cost share with the developer of 525 Third Street to complete the entire road upgrade in conjunction with the developer's works in 2018. The scope of work

would include road re-profiling outside of the developer's area of obligation and associated watermain upgrades.

OPTIONS

1. The Finance and Audit Committee recommends that Council direct Staff to enter into a cost sharing agreement with the developer of 525 Third Street, for the work, and to allocate:
 - \$265,444 - Roads DCC
 - \$50,000 - Private Contribution
 - \$74,250 - Water DCC
 - \$50,750 - Water Reserves
 - \$59,556 - General Reserves
 - **Budget Implication:** Should the City not participate to cost share in the re-profiling of Third Street, it will not be possible to secure the frontage Works & Services required under the Building Bylaw from the development on either side of Third Street, which could result in 100% of the future roadworks to be funded by the City.
2. To provide alternative direction to Staff.
 - If the City does not participate in the cost share, the developer will not be able to proceed with their phasing plan and it will have significant consequence on the development.

SUMMARY POINTS

- Third Street, west of Howard Street requires re-profiling of the crest to improve sightlines and make the road safer.
- There is an opportunity to cost share with a developer to complete the road and water infrastructure work.
- Funds to complete this cost share can be allocated from Road DCC, Water DCC, Private Contributions and Reserves.

ATTACHMENTS

Attachment A – Site Plan (prepared by Herold Engineering Ltd., marked up to show City vs Developer works)

Submitted by:

Dean Mousseau
Manager, Engineering and Environment

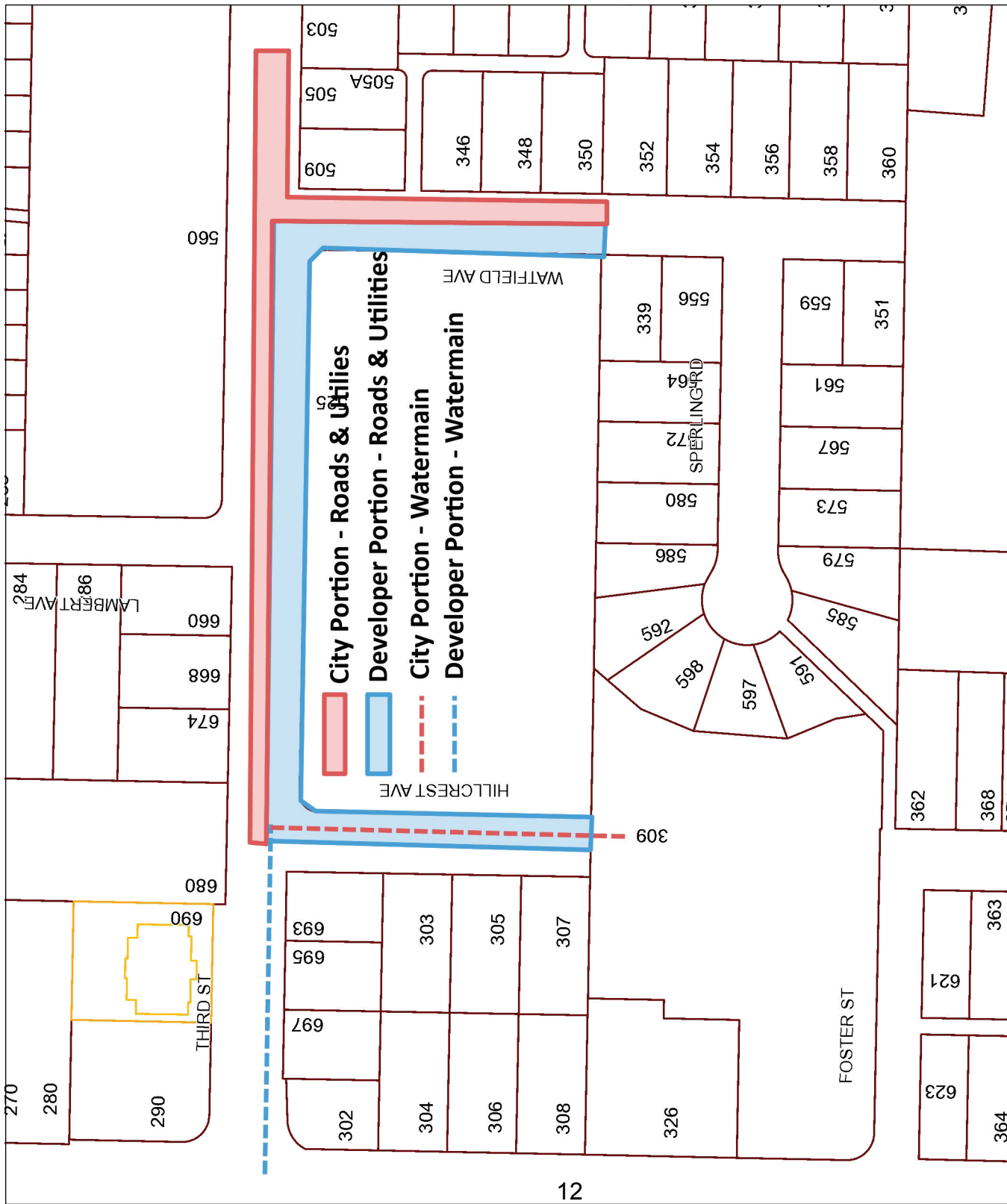
Concurrence by:

Poul Rosen
Senior Manager, Engineering

Attachment A - Site Plan

Legend

- Railways Detail
- Parcel Hooks
- Mobile Homes
- Airspace Parcels
- Water Lease
- Strata Buildings
- Strata Lots
- Bare Land Strata
- Strata Parcels
- Land Parcels
- Political Boundaries
- City
- Indian Reserve
- Rivers
- Streams
- Lakes
- Ponds
- Rivers
- Wetlands



1:1,870

95.0 Meters

0

47.5

95.0

The City of Nanaimo does not warrant or guarantee the accuracy or completeness of the information. You are encouraged to verify the accuracy of the information against copies of actual plans. If there is a conflict between this information and information contained in any other records of the City of Nanaimo or documents that may be prepared by or delivered to the City of Nanaimo, the City of Nanaimo reserves the right to rely in all cases upon the record which it considers to be the most accurate and complete.