

SCS Site Scoring, September 2020

Score card created and completed by the SCS Site Selection Advisory Committee in conjunction with Linda Loftus, Broker – Squarefoot Commercial Group, squarefoot.ca



For more information on process involved in site selection and scoring please visit:

<https://www.simcoemuskokahealth.org/Topics/Drugs/opioids/Supervised-consumption-sites/Site-Selection-Advisory-Committee#>

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Scoring of Sites for Ranking

Tenant Evaluation of Alternative Solutions Matrix

A process to rank criteria	Address Rank	Address Rank	Address Rank	Address Rank	Address Rank	Address Rank	Address Rank
Choices: Do Nothing, Stay in Place & Expand, Lease Elsewhere, Buy & Modify, Build to Suit	31 Toronto St	11 Spohia St West	121 Wellington St	90-92 Mary St	165 Wellington St	30 Tiffin St	110 Dunlop St W
							
Overall Scoring Value					LANDLORD IS NOT WILLING TO HAVE THIS USE - Confirmed June 2020		
Does the choice support the future Strategy?	1	0.5	1	1		0.5	1
Access to Service							
Wrap Around Services on-Site (Y/N)	0.5	0	0.5	0.5		0.5	1
Near where people use drugs, i.e. within 1 km of open drug use? (Y/N)	1	1	0.5	1		1	1
Viability for Use							
Cost of purchase/lease could be supported with anticipated budget?	0.5	1	1	0		0.5	0.5
Landlord willingness to hold site while waiting for funding approval (Y/N)?	1	1	0	0		0	1
Landlord approved	1	1	0.5	0		0	1
Does the choice allow for growth	1	0	1	1		0	1
Space available between 1000-1500 SF (Y/N)?	1	0.5	1	0.5		1	1
Municipal/Community Considerations							
Proximity to 100-200 meters to sensitive land use (Y/N) (USE REVERSE Scoring NO = 1)	0	0	0	0		1	0
Meets municipal zoning and building code requirements (Y/N)? *change of use req'd?*	0.5	0.5	1	0.5		0.5	0.5
Class D Building (Y/N)	0	0	1	0		0	0
TOTAL SCORE:	7.5	5.5	7.5	4.5	0	5	8

Rationale for Ranking of the Sites							
	31 Toronto St	11 Sophia St West	121 Wellington St West	90A-90B Mary St	165 Wellington St West	30 Tiffin St	110 Dunlop St West Unit 4
Overall Scoring							
Does the choice support the future Strategy	Score = 1.0 The square footage and layout of this building is such that it could accommodate a SCS	Score = 0.5 The square footage of the main floor may not be sufficient to house all of the required components of a SCS	Score = 1.0 The physical space would support the strategy, however the landlord is only willing to lease the space for the SCS if the upper level larger space is leased first	Score = 1.0 Building is a semi-detached home; with extensive retrofitting/ renovation, space available would support the strategy. This site involves the purchase of the property	This site location was brought forward by an Advisory member. It is no longer considered an option as the landlord is not supportive of using the site for a SCS. This was confirmed with the landlord in June 2020	Score = 0.5 The square footage and layout could accommodate a SCS. This site involves purchase of the property	Score = 1.0 The square footage and layout of this building is such that it could accommodate a SCS
Wrap around Services on site	Score=0.5 There is potential to provide touchdown services because of the space available; there is also potential for additional space to become available for use by a community agency	Score= 0 There is limited space available to accommodate touch town services	Score= 0.5 Medical services are available on site in the form of a medical walk-in clinic; there is potential to provide touchdown services because of the space available	Score=0.5 There is potential to provide touchdown services because of the space available	N/A	Score=0.5 There is potential to provide touchdown services because of the space provided	Score=1.0 There is potential to provide touchdown services because of the space available. There is also a methadone clinic within the same building, as one option for treatment of opioid use disorder.

	31 Toronto St	11 Sophia St. W	121 Wellington St. W	90 A – 90 B Mary St.	165 Wellington St. W	30 Tiffin St.	110 Dunlop St. W unit 4
<p>Near where people use drugs, i.e. within 1 km of open drug use? (Y/N)</p> <p><i>Note: Scoring for yes is based on mapping of overdose visits to ED and EMS call data, and Advisory committee input.</i></p>	Score 1.0 (yes)	Score 1.0 (yes)	Score=0.5 site is further away from higher areas of substance use but close enough for access; is also on a bus route	Score 1.0 (yes)	N/A	Score 1.0 (yes)	Score=1.0 (yes)
Viability for use							
Cost of purchase/lease could be supported with anticipated budget	Score = 0.5 The costs of retrofitting this site to accommodate a SCS is unknown and may exceed capital funding received by Ministry of Health; the site would require a complete retrofitting of the existing shell	Score = 1.0 Lease costs would likely be supported and costs of retrofitting would be manageable	Score = 1.0 Lease cost would likely be supported by anticipated budget; retrofit of space should be minimal	Score = 0 Property would require purchase which is not in the current anticipated budget for CMHA	N/A	Score = 0.5 Property would require purchase which is not in the current anticipated budget for CMHA	Score = 0.5 The size of the space is large; rental costs may exceed anticipated budget, however the space is already accessible which may decrease capital costs

	31 Toronto St.	11 Sophia St. W	121 Wellington St. W	90 A – 90 B Mary St.	165 Wellington St. W	30 Tiffin St	110 Dunlop St W, unit 4
Landlord willing to hold site without payment while awaiting funding approval	Score = 1.0 Landlord is supportive of harm reduction and is willing to hold site; Currently site is used only for storage by the landlord	Score = 1.0 Landlord is supportive of harm reduction and is willing to hold site	Score = 0 Landlord is only willing to hold the site if the larger upper floor of the building is rented/leased out	Score = 0 Property would require purchase, which would make it unavailable for this purpose.	N/A	Score = 0 Property would require purchase, which would make it unavailable for this purpose	Score = 1.0 Landlord is supportive of harm reduction and is willing to hold site
Landlord approved	Score = 1.0 Landlord is supportive of harm reduction and the use of the site as a SCS	Score = 1.0 Landlord is supportive of harm reduction and the use of the site as a SCS	Score = 0.5 The landlord approves of the use for a SCS if the above parameter is met	Score = 0 Property is only available for sale, landlord support not assessed.	N/A	Score = 0 Property is only available for sale, landlord support not assessed.	Score = 1.0 Landlord is supportive of harm reduction and the use of the site as a SCS
Does the choice allow for growth	Score = 1.0 The space is large and can be retrofitted to allow for co-location of other services or growth as necessary	Score = 0 Overall square footage on the main floor would not allow for growth; square footage of the main level is less than 1000 square feet; the site is not accessible and would need an elevator for use of the second floor	Score = 1.0 The space is large enough to support potential growth in the future	Score = 1.0 The physical space available is large enough to support potential growth in the future	N/A	Score = 0 The space was not fully assessed by the SCS Site Selection Advisory given the inability to consider due to purchase requirements	Score = 1.0 The space available is quite large and would support future growth

	31 Toronto St.	11 Sophia St. W	121 Wellington St. W	90 A – 90 B Mary St.	165 Wellington St. W	30 Tiffin St	110 Dunlop St. W. Unit 4
Space available is at least 1000-1500 SF	Score = 1.0 Space available on the main level is between 1000 – 1500 square feet	Score = 0.5 Overall square footage of the space is between 1000 – 1500 sq feet, however this square footage is the total of two levels; an elevator would need to be installed for accessibility	Score = 1.0 Overall square footage is greater than 1500 sq feet	Score = 0.5 Space is currently a two story semi-detached home; space could be retrofitted to be 1000 square feet per level	N/A	Score = 1.0 Space available is between 1000-1500 sq. feet	Score = 1.0 Space available is greater than 1500 feet
Municipal/Community Considerations							
Proximity of 100-200 m to sensitive use area (see Definitions and direction for scoring) <i>Note: distances for the sites were provided by the City of Barrie upon request.</i>	Score = 0 Site is within 80 m of a park. Community mitigation strategies would need to be developed to support the site	Score = 0 Site is 95 m to a school. Community mitigation strategies would need to be developed to support the site	Score = 0 Site is 120 m to a child care centre. Community mitigation strategies would need to be developed to support the site	Score = 0 Site is 60 m from a park. Community mitigation strategies would need to be developed to support the site	N/A	Score = 1.0 Site is 230 m from a school	Score = 0 Space is 90 m to a park. Community mitigation strategies would need to be developed to support the site

	31 Toronto St.	11 Sophia St. W	121 Wellington St. W	90A – 90B Mary St	165 Wellington St. W	30 Tiffin St	110 Dunlop St. W. unit 4
Meets municipal zoning and building code requirements <i>Note: zoning and building codes for the sites were provided by the City of Barrie upon request</i>	Score = 0.5 Current zoning is C 2-1	Score = 0.5 Current zoning is C2-1	Score = 1.0 Current zoning is C2,	Score = 0.5 Current zoning is C2-1	N/A	Score = 0.5 Current zoning is C1-1	Score = 0.5 Current zoning is C1-1
Class D Building <i>Note: Building Code use designations for the sites were provided by the City of Barrie upon request</i>	Score = 0 Site is not a class D building -a change of use would be required	Score = 0 BC use is unknown - a change of use may be required	Score = 1.0 Site is already considered a Class D Building -no change of use required	Score = 0 Site is not a class D Building -a change of use would be required	N/A	Score = 0 BC use is unknown -a change of use may be required	Score = 0 Site is not a class D Building -a change of use would be required

Definitions and directions for scoring of potential SCS sites in Ward 2 Barrie	
Overall Scoring	
Does the choice support the future strategy	Overall, does the location/building meet the needs of a potential SCS in Ward 2 of the City of Barrie? Yes = 1 Potentially = 0.5 No = 0
Access to service	
Wrap Around Services – assessing whether services exist in the proposed location already, whether they could potentially exist either as a co-tenant or with drop down days/times, or whether wrap around services would not be available on site	Are wrap around services available on site, that is, tenancy in building includes services defined in CTS criteria as required? Yes = 1 Potentially, co- tenancy or touch down days/times could be incorporated into the plan = 0.5 No, services are not available and site space is not sufficient to accommodate additional services = 0
Near where people use drugs, i.e. within 1 km of open drug use	The site is in the area of greatest substance use based on mapping of overdose visits to ED and EMS call data, and Advisory committee input: Yes = 1; The site is in an area of high use but not the area of highest use based on mapping of overdose visits to ED and EMS call data, and Advisory committee input: = 0.5 The site is not in an area of high rates of substance use based on mapping of overdose visits to ED and EMS call data, and Advisory committee input: = 0
Viability for use	
Cost of purchase/lease could be supported with anticipated budget	Purchase or lease could be supported by anticipated budget, based on funding received by similar municipalities for SCS/CTS Yes = 1 Potentially with some additional funding = 0.5 No, cost is prohibitive = 0
Landlord willing to hold site without payment while awaiting funding approval	Landlord is willing to hold site Yes = 1 Landlord may be willing to hold the site = 0.5

	0 = No, Landlord is not willing to hold site = 0 (No)
Landlord approved	landlord is willing to house a SCS/CTS in their location Yes = 1 Maybe, landlord may consider use of the space for a SCS/CTS Potentially = 0.5 Landlord is not willing to house a CTS/SCS in their space No = 0
Does the choice allow for growth	Is there enough space available to allow for growth Yes = 1 Maybe, could additional space become available or be easily added through renovation= 0.5 Additional growth would not be available No = 0
Space available is at least 1000-1500 square feet	Accessible main level space available is at least 1000 – 1500 square feet Yes = 1 Space available totals at least 1000 – 1500 square feet in a two level building and is not easily accessible (i.e. due to stairs) Potentially = 0.5 Space available is less than 1000 square feet No = 0
Municipal/Community Considerations	
Proximity to sensitive land use areas – within 100-200 meters of sensitive land use Based on information requested and received from The City of Barrie	*Use reverse scoring, No is the positive response Site is not within 100-200 meters of sensitive land use area No= 1; Site is within 100-200 metres of sensitive land use but mitigation strategies could be easily implemented and the location of the site may benefit the sensitive land use – Potentially = 0.5, Site is within 100-200 metres of sensitive land use and mitigation strategies would be prohibitive Yes = 0

Meets municipal zoning and building code requirements Based on information requested and received from the City of Barrie	Site meets requirements Yes = 1 Changes in zoning could be applied for and building could be updated to meet code requirements Potentially = 0.5 Changes to municipal zoning or building code requirements would be prohibitive No = 0
Class D Building Based on information requested and received from the City of Barrie	Is the building code use of site a class D designation Yes = 1 No = 0