

Request for Additional Floor Space Emergency Residential Shelter- 145 1st Avenue North

ISSUE

Administration has been approached by the Saskatoon Tribal Council (STC) for additional floor space at the temporary emergency residential shelter located at Unit 100, 145 - 1st Avenue North.

RECOMMENDATION

1. That the Administration be authorized to add 8,550 square feet of 2nd floor space to the existing Lease with Saskatoon Tribal Council at 145 - 1st Avenue North, ISC Parcel No. 120164206, for the purpose of expanding the temporary emergency residential shelter,
2. That the City Solicitor be requested to prepare the appropriate amendments to the existing Agreement and that His Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal

BACKGROUND

City Council, at its Special Meeting held on December 9, 2021 resolved that the City enter into a Lease with Saskatoon Tribal Council for approximately 9,850 square feet of floor space at 145 1st Avenue North, ISC Parcel No. 120164206, for the purpose of providing a temporary emergency residential centre.

With the exception of the washrooms on the 2nd floor of 145 - 1st Avenue North, the 2nd floor space is currently vacant and not anticipated to be occupied by civic staff until the Lease with STC expires on April 30, 2022. The north single-story portion of the building is currently under a long-term lease agreement with the Commissionaires which commenced on April 1, 2021.

DISCUSSION/ANALYSIS

A formal request has been made by the STC for additional floor space in the building to expand services offered by the temporary emergency residential centre (Wellness Centre). Since opening on December 15, 2021, the Wellness Centre has been full and regularly is not able to provide space to residents and relatives who require shelter. People are being turned away daily.

The STC is proposing that the additional space on the 2nd floor be used to increase capacity by approximately 20 beds. This space is intended to provide an area better suited to be used by families and those with children. Also, the space would be appropriate for those that do not require extra support beyond shelter. An important component, that is not currently provided, is a common wellness space for activities that may include beading and a Star Blanket program. This space would also be utilized for

the implementation of counselling and support services. Currently, the main floor does not have available space for these support services.

Terms and conditions for the proposed use of the 2nd floor space would remain the same, as previously agreed, and approved by City Council.

Notable terms include:

- Lease expires April 30, 2022,
- Non-market nominal rent for the space of \$10.00 per month,
- Lease space Includes 9,850 square feet 1st floor and if approved, an additional 8,550 square feet of 2nd floor space,
- City responsible for occupancy costs (utilities, etc.) for the space,
- City to ensure the building mechanical, electrical, fire alarm, and plumbing systems are in good working condition, and
- Tenant responsible for all required permits from regulatory agencies for use of the additional space as a temporary emergency residential shelter, (ie. development, building, occupancy, and plumbing permits)

Should City Council approve the expansion of the Wellness Centre onto the 2nd floor of 145 – 1st Avenue, the City Solicitor would prepare a lease amending agreement for the additional space.

FINANCIAL IMPLICATIONS

The incremental additional costs to expanding to the Wellness Centre to the 2nd floor is expected to be approximately \$15,000 as well as an incremental increase to utility costs to account for the difference between a Wellness Centre's use compared to an office setting. Costs would include HVAC adjustments required to have the ventilation operating at a level that conforms to ASHRAE 62.1 standards for indoor air quality and modifications to the buildings life safety system that would allow for overnight sleeping to occur.

There would be no change to the originally communicated \$68,400 additional lease costs due to the delay in moving City Staff into the Building as previous estimates included both 1st and 2nd floor occupancies.

This incremental \$15,000 is proposed to be funded by a change to the original funding plan for 145 – 1st Avenue North purchase. Specifically, a \$15,000 reduction to the 2022 repayment of the Property Realized Reserve. This will increase the repayment period to the Property Realized Reserve by 6 months to a year.

OTHER IMPLICATIONS

Public Notice for leasing the space for less than fair market value without a public offering was provided on Tuesday, November 30, 2021 and as such, further public notice for this purpose is not required.

NEXT STEPS

As requested during the December 9, 2021 Special Meeting of City Council, further information about compatible use for emergency residential shelters will be provided by Administration in its future reporting about Saskatoon's homelessness strategy.

APPENDICES

1. Proposed Area for Wellness Centre Expansion on 2nd Floor of 145 – 1st Ave
2. Previous Public Notice – November 30th, 2021

Report Approval

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