

Turning Point Recovery Society (1984)

Neighbourhood Liaison Committee Meeting

June 7, 2007 - 6:30 pm

Howard DeBeck Elementary School Library
8600 Ash Street Richmond, B.C. V6Y 1S2

Attendance:

Neighbours

George

Lisa

Jerry

Kathy

Bob

Eric

Arzeena

Yohya

Barbara

Neil

Shawn

Kevin

Cathy

Regrets:

Sharon

Michael McCoy – Touchstones Family Association

Vince Battistelli – Richmond Addiction Services/ Richmond Health Services

Turning Point Recovery Society:

Brenda Plant, Executive Director, Turning Point

Gary Schubak, Treasurer, Turning Point Board of Directors

Project Consultants

Doug Purdy, Development Consultant, Project Leader

Anthony Boni, Project Architect

Meeting Facilitated by: Doug Purdy

Meeting opened 6:45 pm

Handouts: Agenda, Terms of Reference, Turning Point Brochure and Backgrounder

Introductions

“Where you live and brief statement of interests / concerns about the project

George

Dixon Ave. – a few houses west of the BC Housing site
21 years in the neighbourhood, previously on Dixon
Very negative experiences with former group home on the site
Spray painted houses on Dixon
Lost 14 outdoor light bulbs
Things thrown at his house
Every week garbage to pick up
Last 4-5 years while group home closed down, finally peace of mind

Lisa

Dayton Ave., 8 years Dayton in townhouse -- just behind the site
2 kids
First concerns are kids and safety
E-mails back and forth with Brenda talking about concerns for kids
Lots of schools in this community more than others
Younger kids accompanied by adults, but not teenagers, so they will be most influenced by what comes into the neighbourhood

Jerry Miyauchi

Dayton Court, since 1998
Centre for youth was a bad experience
Noise at night
Asking for money at night
Worried about the path / road by the site as major access way to schools, shopping
Addiction corrections maybe not a good idea here
Park would be better

Kathy

McBurney Drive, back a couple of streets behind the site
5 years
Kids at school
Not against the concept of the program but the sheer size of it
Already Family Place community center coming in on the street, so why 2 community centers on the same street?
(Lisa goes to Family Place lots – fun, playtime for parents and kids)
Family Place is going in to DeBeck House, September 2007
Talking to people out on the playground, 10 is ok but 40 makes us concerned

Eric

Dayton Ave - lives immediately behind the site

Concerned about children walking by the house everyday

Concerns about the possibility of looking into windows of back house and what the back of the house will look like

Arzeena

Dayton Court, since 1985

Overall quite supportive of Recovery Houses, Richmond – need services in community

Sees crime from current drug users

She and her husband have had their car broken into 4 times

Live at the mouth of Dayton so seems more crime there

RCMP has come to deal with drug dealing right on the site

Hopefully providing these services will help reduce crime

2 small kids under 6 – safety concerns

Yohya

Dayton Ave.

3 kids, safety concern

Area supported for lots of people to live

Why is this site chosen for this program?

Barbara

Dixon Ave.

Lots of experiences when site was group home for kids

Kids took baseball bats to all the cars one night

Police at the site a lot

Has spoken to Brenda about this new project

Density concern – fears project will change the character of the neighbourhood

Here to learn more about it

Neighbourhood Liaison Committee a great idea, can go back and forth with ideas

Neil

Dayton Ave.

He his wife, thankful for the Neighbourhood Liaison Committee

Fear the unknown, need education

Agrees with Arzeena that drugs are as big as ever, including at DeBeck School

Cannot bury heads in the sand

Has addiction in his family, wants to be supportive

Has 2 kids, safety concerns

Wants to know how this center to be different from the group home for Youth

Thinks the Neighbourhood Liaison Committee will help long-term

Wants to give it credence

Wants education about addiction to help his family

Brenda Plant, ED Turning Point

Has spoken to many of the people at the meeting on the phone
Happy to explain how Turning Point got involved with this site
Turning Point's intent is to give addiction education in this process
Wants a transparent process
She is a resident of Richmond also
Born in Vancouver
25-30 years has been a social worker
Started at the Boys and Girls Club Summer Camps, Howe Sound
13 years United States worked in Domestic Violence,
Adolescent and Adult Addictions

Gary Schubak

Board of Directors Turning Point, Treasurer
Works as engineer downtown Vancouver
Is a former resident of Turning Point
Lived at the facility on Odlin Road
Now pleased to give service back to Turning Point, serving on the Board
Grateful that everyone has come out tonight to the meeting

Shawn

McBurney, down the road from Kathy
Special projects manager at BC Hydro
20 years working with non-profits
Usually on the other side of the table in these community processes
Enjoying how Brenda and Doug are organizing this process, very professional
Activist in the neighbourhood, Block Watch
After the newspaper article, he got a crowd in his front yard wanting to talk ASAP
2 main concerns

1. Density – the size of the facility and number of residents
2. School kids – a lot walk to and from school right by the site

Observes there is a high degree of lack of knowledge:

1. Differences Turning Point and previous group home
2. Zoning, by-laws, political involvement in these processes

Others are waiting for him to report back
Sees the door is open to learn more
Also there are barriers to wide open acceptance
Glimmer of hope that facility could enhance and benefit the immediate neighbourhood

Anthony Boni

Project Architect
20 years focus on special needs facilities, group homes
This project very early stages of design development, ideas mainly
Doug will talk more about design development issues

Kevin

Dayton Court

Bad experience with kids group home

Dope smoking

Rule structure of this facility will be important, how it will be run

Size and look of building important

Teaches at Palmer School

In favour of Treatment Centers, but why this particular place, it's land use?

Close to other things?

Doug Purdy - remarks

We've tried to invite a cross section of people

If there are individuals or groups not represented, let's invite them

But let's try to keep the group size down to workable for dialogue

Minutes of meeting will be circulated, e-mail also? All agreed

Terms of Reference – to be transparent and respectful

Objective is to inform and educate

End point is that we find common ground, although may not agree on all details

We on the project will try to address concerns as best possible

Neighbours to judge if satisfactory or not

We will provide information on the Organization, Rezoning steps, and ask for ideas feedback on meetings in community

Brenda, Turning Point

Met the RCMP Superintendent many months ago

2 Community Policing reps invited to the NLC – prefer to come to public information sessions

RCMP feedback on Odlin Road / Ash Street

1. Never been to Odlin Road for incidents on property - although have been for a tour!
2. No increase in neighbourhood crime since TP opened Odlin Road home
3. Crime in Ash Street area continued to be a problem when the group home shut down
 - a. Squatters
 - b. Thieves stripping and stealing all the copper

Odlin Road opening was met with lots of opposition, crowds on street in front and around the residence, placards - "Turning Point go home"

Lots of questions, lack of information

Since then the same people have become advocates for us

See us as great neighbours, our residents mow our next-door neighbour's lawn

Widow next door says she feels safer with Turning Point next door than someone else, because of our residents' responsibility, and the supervision they get

About Turning Point residents

People who are motivated to get help, have made a decision to get well

Have to be detoxified a minimum of 48 hours
Have to be willing to be in our program
Sign an agreement to stay abstinent or be discharged
In 25 years, no history of drug dealers on site, or kids being harmed
Our challenges are more about how to help people with life skills to rebuild their lives

Lisa - question

Are they not allowed to use drugs?

Brenda, Turning Point

Not in the house.
There is no cheating
Behaviours come up before relapse happens
Staff is trained to observe and prevent relapse
The majority of our staff are certified Substance Abuse Counsellors
We have a solid infrastructure with 24-7 supervision

Question

Will there be big signs outside?

Brenda

No. We don't want to identify ourselves. We want to look like everyone else
Our residents are just people with problems who are trying to help themselves
The media tends to sensationalize addicts with images of the Downtown East Side in Vancouver
We don't go looking for people to pick up off the street
We are very thorough in our in-take. 5-6 pages of history covering any possible criminal behaviour, violence, sex offences, harming kids – we don't accept any of those behaviours or people with histories of those behaviours
Anything you are worried about, we are worried about, too

Question

Hearing you all sounds plus, plus, plus. What are you expecting from neighbours?

Brenda

There is now, and there is down the road from here...
We hope you get all your concerns met
I'll tell it like it is, no sugar coating, no trying to get anything by you

We want our residents to feel welcomed
They just want help, support
We've had amazing responses from people in other neighbourhoods:
1. Neighbours offering cooking classes
2. Neighbours wanting to be involved with our residents

We welcome people to get involved with our residents
There is such as stigma, and such shame involved for addicted people, we want help to end that cycle
Great things happen to people in recovery

For down the road in this process, we want to allow people time to process all the information

Question

What about 40 people?

Brenda

We are very mindful of the single family neighbourhood
Our homes are designed to be just like a family home
They should look like all the other houses on the street

Question

How many people at a time?

Doug Purdy

2 8-bedroom houses up front
1 x15 unit / studio apartments at back, with 2x 2-bedroom units for women w children

Brenda

Site coordinator lives on site for maintenance and operations
24-7 staff quarters
Live-in also on site

Anthony, Architect

For our design ideas, we need to keep analyzing the numbers of people
The City has the same motivation you do to be intimately involved with the numbers of people living on the site
The density is comparable to other R2 zoned townhouses in the neighbourhood
The street front will look like other houses on the street
These are 2-storey buildings, like other houses
Women will live in one of the front homes and men will live in the other

Question

How many live on 13th Avenue in Turning Point, Vancouver?

Brenda

22 - 10 in one house, 12 in the other, separated, one for males and one for females

Doug Purdy

We have a meeting with Community Care and Assisted Living next week to review all their specifications for the building – health, safety, staff credentials

Question

How big is the site, lot, ½ acre?

Brenda

25,000 square feet or just over ½ acre - 0.5739 of an acre

Doug / Anthony

The small apartment like building at back, 2-storeys is for transitional housing, longer term

The City will be very involved in making sure it fits in

Then there is a common space between the front and back with a garden and parking spaces for about 8-10 cars – limited parking required because residents do not have cars

Question

Is the site losing trees?

Anthony

Yes. And we are required to replace them with new ones. The City has a by-law which states that you have to replace what you take down

Eric

Lives right behind the site. Worried about looking into someone's room in the new building

Doug

We will look at that closely with you to resolve that as best we can

Brenda

The less institutional we look the better we succeed with our program

The sense to residents is we are in a family community and they are family too

George

Wanted to review the number of residents

35 residents. 3-4 staff. About 35-40 staff plus residents. Yes.

Will these people be in the house all day? Weekends?

Kathy

And why was this property chosen?

Brenda

Someone approached her

Site used to be operated by Child and Family, then transferred to BC Housing

BC Housing was looking for someone to develop the site within the institutional use
Brenda was known to be interested in expansion because of:

1. Nothing for Women / Women with Children in Richmond
2. The overall critical need / the wait list

Brenda talked to BC Housing about biggest voids / gaps / needs and site options
2 biggest needs identified

1. Supportive Housing
2. Transitional Housing

Front houses are for 90-120 day programs (4-5 months sometimes)

People coming want to be in the program – they are personally motivated to be there, not ordered to be in the program

Education to plug into sober life in the community

12-step AA or NA

Teach about how to take care of self, take responsibility, have chores, cooking, laundry, coordinating food shopping

Group activities 9:30am – 10:30am

After up early, breakfast, chores

Appointments in community for treatment, doctor visits

11:45 am lunch as per licensing requirements

1pm Group again

Free time later afternoon to see counsellors

Night time go to 12-step meetings

Education on:

Relapse prevention

Discharge planning / goal setting

Employment Programs for Training, Retraining, Job Search

Life and Work Skills such as Balancing Cheque Book, Taxes, Laundry – a full range

Speakers come in

Back House – no hanging out. Must go to school or work, and pay rent

- Lack of stable longer-term housing is the #1 reason for relapse
- The 2nd stage housing is a whole new level of responsibility for people returning to sober life and going to school or work. It meets a critical need and little housing exists at the present

Bob - question

Society has been in business for 25 years. 31 clients

This is a big leap to 100% increase. Are you happy with your management and staffing for this change?

Brenda

Yes. We have several consultants working with us on expansion

Also we have a staff person in Vancouver finishing MA Counselling Psych who is working towards becoming new site clinical supervisor

We are in good shape to grow. Strong Board. Very Professional.

Bob - question

Is the operating funding in place for 5-years out?

Brenda

In principal, yes. We have to contract that further down this path.

Shawn

Must go to another meeting

Feeling good going away from this meeting.

Feels free to ask questions and get answers

E-mail list sharing a good idea to inter communicate

Interested to learn more about the economics of the project, and the architectural model to see what it will look like

Does not want to see Us vs. Them – Neighbours vs. Turning Point

Sees more as opportunity for improvements to whole neighbourhood / kids/ schools with Turning Point involvement

Best asset for Turning Point going forward is to talk to others and gain support from community interest groups

Kathy

If zoned institutional, why is rezoning required?

Doug

There is no definition on the size in the zoning

City staff is being cautious

The site would be designated “Comprehensive Development Designation”

Expanded use is not identical to previous group home

May or may not need OCP change

It is a very technical, academic question for City staff and a function of the Municipal Act
LEED certification silver standard is required by the Provincial Government on all new construction, so the project will be “sustainable”

Kathy

Are we to have real input or just to hear what you are doing?

Doug

A bit of both. There are limits of Economics and Program Needs

Yohya - comment

Some view this as not the place (for this project)

Doug

We respect that. But we want to give more information on the strengths of the site

We have environmental surveys, geo-technical surveys, arborist report and other technical information to gather and we can discuss the rationale for this proposed use for this site.

Next Meeting

Thursday, June 14th, same time and place to be confirmed

Brenda

Please use the e-mail list to generate any questions you have and we can review at next meeting.

Ended 8:20 pm

Attachments:

Agenda & Terms of Reference

Turning Point Recovery Society (1984)

Neighbourhood Liaison Committee Meeting

June 7, 2007 - 6:30 pm

DeBeck Elementary School Library

Agenda

- 6:30 pm: Introductions by Each Person, Where we live, and/or who we represent, and What brings each of us here.
- 7:00 pm: Defining the Role of the Neighbourhood Liaison Committee
- Review Terms of Reference
 - NLC Meetings, Committee Members/ Frequency
 - Review Community Participation Plan
 - Discuss Public Information Sessions
 - Discuss Open Houses
- 7:20 pm: Brief History of Turning Point
- TPRS Mission
 - Initiative to Develop Ash St.
- 7:30 pm: Outlining the Rezoning process
- Application process
 - Approximate Timeline
- 7:50 pm: Questions: Conclusion

Next Meeting Date: _____

Terms of Reference – Neighbourhood Liaison Committee

Turning Point Recovery Society is making an application to the City of Richmond to rezone a site at 8180 Ash Street. The site is a former Group Home location owned by the Province of BC. The Group Home was funded by Ministry of Family and Children's Services. The Group Home operation was closed several years ago and the site has sat vacant since. It is currently zoned to accommodate Institutional Use consistent with the proposed use.

The City of Richmond will engage the Society (THE Applicant") in a thorough review of the proposed residential development for the site via the rezoning process, including compliance with existing zoning bylaws and design criteria and objectives in keeping with the Ash Street Sub-Area OCP throughout the rezoning application and Public Hearing process. There will be ample opportunity for public comment throughout the process.

As part of the rezoning process, the Society is dedicated to engaging the community in a transparent consultation process about its proposed operation, including the program philosophy and goals, the target population to be served, objectives and requirements for program participants, and standards of service provided by staff, and personal expectations and goals for program participants.

The Society wishes to involve neighbours and interested parties to participate in a Neighbourhood Liaison Committee (NLC) to accomplish the following:

1. Learn about the Society, its philosophy about addiction and associated behaviors, its clientele, and its operating style and programs and services.
2. Learn about the rezoning process and the steps required for the proposed development, including the timetable associated with a rezoning, approval and development process.
3. Advise the Society and its Consulting Team regarding planned Public Information Meetings or Open Houses that are contemplated over the coming weeks and months.
4. Provide feedback about the proposed development and its design.
5. Be informed and educated about addictions, the Society and the rezoning proposal and process to be able to comment on the proposal in an informed and respectful manner.
6. To provide a forum for open, respectful discussion about any reasonable concerns and comments participants, or the constituents they represent, may have regarding the proposal as we proceed through the rezoning process.
7. To learn about what supportive housing is and the critical need for it in Richmond.

We have given careful consideration to the selection criteria to form the Neighbourhood Liaison Committee. We have contacted, by way of invitation, the following:

1. Neighbours who own homes immediately adjacent to the site;
2. Select individuals who have contacted the Society based on information letters sent by the Society to approximately 200 households in the neighbourhood adjacent to the site. These individuals represent, or have been asked to contact the Society on behalf of, a collection of individuals;
3. DeBeck elementary School Principal Mr. Don Taylor and a Parent Advisory Committee Representative;
4. Several representatives of government agencies, or related professional organizations, in Richmond who are familiar with recovery facilities; and,
5. An RCMP representative.

We are seeking constructive dialogue from participants. By restricting NLC size to approximately 12 people. The first meeting is planned for Thursday, June 7th, 2007 at 6:30–8:00 PM in the Library of DeBeck Elementary School, 8600 Ash Street.

We look forward to working with you through this process.

Friday, June 1, 2007