

## Turning Point Recovery Society (1984)

### Neighbourhood Liaison Committee Meeting

June 14, 2007 - 6:00 pm

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

#### Attendance:

Kathy  
Sharon  
Barbara  
Neil  
Kevin  
Cathy

#### Arriving 6:45pm:

Shawn  
George

#### Regrets: Lisa, Eric

#### 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

Meeting Facilitated by: Doug Purdy  
Meeting opened 6:10 pm

#### Attachments:

Agenda – June 28th NLC Meeting

NLC Terms of Reference

## Introduction of New Neighbour

Sharon

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

Allison St., therefore did not receive letters from earlier distributions

3 kids, one at DeBeck

12-13 years living in this area

Has seen lots of things over the years on the play ground at the school

Here to gather information and to see what it's all about

Previous group home brought lots of unwanted activity to the school grounds

Friend gave her a copy of the letter sent out by Turning Point, that's how she found out about the committee and the expansion project

## Meeting

Question:

How many letters went out to neighbours?

Answer:

- 200. Neighbourhood street map sent around the table to show highlighted locations for the letter drop
- 1<sup>st</sup> letter only 10 homes immediately adjacent to the site on Ash Street
- The “area of notification” for a Public Hearing and notice to Neighbours is dictated by the City Planning Staff and varies in each municipality
- Notification for Open Houses will be wider than the mail drop of 200 via Canada Post
- Some municipalities give developers a list of property owners while others do not as their solicitors interpret this as contrary to Privacy Law. Richmond does not.

Question:

What about the limit to 12 people for the Neighbourhood Liaison Committee?

Answer:

- 12 neighbours; From time to time we will bring in experts
- Reason - So conversation is possible
- We assume that people go back to the groups they represent out in the neighbourhood
- People are starting to get information from us by e-mail
- You are free to pass that around

Question:

So this is select group, not part of public process?

Answer

- Correct. We want feedback on public information meetings and/or on Open Houses, including the format, where to hold them

- This is a forum; based on your experience in the neighbourhood, your suggestions how to make the process more successful
- You will get information before the public process
- You have questions and we have questions

#### Question

Are you surprised by any of the concerns coming out of the last meeting?

- No. Many concerns expressed by neighbours in e-mails to Brenda already
- Always looking for what the basis is for questions and concerns

#### Question

Have you modified the process since Odlin Road?

- Think not so much consultation to address fears in advance there
- Gary - I was a resident then, not so aware of the process, but was surprised by the community reaction, probably many fears
- There was no reaction to moving in to Adams Place in Richmond
- So it was assumed there would be no problem moving to Odlin Road
- The move from Adams to Odlin was very tumultuous, dramatic

#### Question/Suggestion

We are getting so much information. What about web site to post the minutes or a newsletter/ mailing list that people can subscribe to? Or maybe try a blog site temporarily.

- We are in the process of updating our web site. A good suggestion. Staff has limited time. Once up and running, we can review how website is working.

#### Question

Where is Adams Place? How many residents were there? Was the same number, just moving houses to move to Odlin Road?

- Near Granville and Westminster. Nine residents, the same as moved to Odlin Road.

#### Question

What is the expected lifetime of this committee? Does it end with the approval done?

There are 2 elements

- First priority is for the rezoning process
- The Committee could continue after rezoning, if it is approved, up to and during operation for a period of time those who are interested

#### Comment – NLC Member

There are lots of questions about when this will be up and running, about how things will go operationally. Lots of people I talk to want to be involved once the place is up and running

- Best environment for our residents is for people to feel at home when they come home.
- There is a lot of pride in Turning Point. We had over 200 people at our Christmas Party
- It is like family. There is a sense of community, and we need it to be that way for it to be a successful home

Chair

How about the frequency of the meetings?

Your time is valuable

We want the public information meetings to reflect your collaboration

Tentatively looking at every 2 weeks for this sensitive phase – the next month or 2 leading up to the public information meetings

- Weekly is too much. Every 2 weeks sounds good.
- The web site will help cover things
- A concern is what if something new comes up and we (neighbours) want information sooner and e-mail will work. Just don't want to be blindsided
- It is a 2 way street. We (Society) want to be informed about what neighbours are thinking, too

Question

What about the members last week who are not here tonight?

- People are working, busy. Ideally the group is formed now.
- If keep adding 2-3 new people it keeps changing the dynamics of the group
- But we will try to be open and as flexible as possible

Question

What about the public information meetings?

Chair

Tentatively thinking about 3 small ones with a Venue for 30 – 40 people

As for where, we will try to find one in the neighbourhood

Suggestions from Neighbours - South Arm Community Centre or Minoru Library

Question

This space may not be available in the summer. Are 30-40 people big enough for public information meetings?

- Yes. Whether Meetings or Open Houses, it is not a one shot deal
- There will also be open houses about the rezoning application by Society and a Rezoning Hearing by City Council
- Therefore these public information meetings are not the only opportunity for people to learn what is going on
- Issue is management of responding to questions and concerns in a respectful manner

- We may possibly retain someone neutral for moderator if we can find one, and a panel of experts depending on the format

#### Comments/Suggestions – NLC Members

- I recommend 3-4 dates in advance
- Also vary the dates by days of the week to suit the most number of people’s schedules
- Be clear that the content is identical, so people don’t feel excluded
- Make close together so it is clear that no new issues are coming on
- Have a translator
- Advertise that there will be a translator
- Notices should be in 2 languages – Chinese and Hindi
- Do before and after surveys
  - “On a scale of 1 to 10 how familiar are you with program Turning Point offers?”
  - “Are you coming to the meeting with a firm opinion, or an open mind?” Just a few questions, 3-5 max.
- We all have opinions, but what approving bodies want is informed decision making
- That is more persuasive to City Council

#### Question

Is the Neighbourhood Liaison Committee that works with you, new for you?

- There is none with Odlin Road. There are no concerns for neighbours
- If there are issues, like needing to move a vehicle, then they just come over and ask us

#### Question

The widow of the former chief opponent on Odlin Road – is she more of an “over the fence” kind of neighbour or what? And, Is she having any difficulty selling her house?

- We’ve taken her under wing since her husband died. The guys mow her lawn
- The neighbours on the other side – our guys play football with their son
- Last year we had a fence-building project we shared with neighbours
- It’s like any good neighbour relationship
- The selling of her home is not because of us, the issue is the neighbour across the street – he has so many cars in his front yard, it looks like a car lot
- The house down the street sold for market price recently
- Numerous studies done over time about this
- Vancouver has many, many special needs housing facilities and people there do not have problems selling their homes.
- BC Housing commissioned a study and other studies across Canada and the USA concluded that there is no impact on property values when these facilities go in
- We could refer you to the literature

#### Question

What is the timeframe? Summer is coming.

- Always heard that nobody is around in Summer but it is amazing that so many are
- As for the rezoning process, we were so busy last week, little progress made advancing it
- We need to talk to a civil engineer. The City of Richmond requires a site services assessment – water, storm drains, sanitation system
- There are unique circumstances in Richmond - The civil engineer provides a report on behalf of the applicant to the City of Richmond
- Also reviews the grade of the land, to ascertain what the grade will be
- The grade is essential to set the base of the building vs. heights, adjacencies
- We already assume we have to remove all existing landscaping to get the grade we need
- It's not established – the timeline for rezoning. When we do, we will e-mail
- Re: demolition - For safety reasons
  - The house has to come down one way or another
  - We want to let the neighbourhood know
  - BC Housing wants the house down
  - The house is an eyesore and a problem
  - We need it gone to be able to do the geo-technical report on the soil conditions
  - And what it will take to remedy them; to do sufficient testing, we need to get to the soil under the existing building

#### NLC Members comments/suggestions

You need to communicate. Recommend:

- Mail out; Web site; Big sign advising that the house is coming down and Why. Otherwise people will think, “They are jumping the gun”
- The Block Watch Captain went door to door and got 100 e-mail addresses. Maybe you could use those

#### Questions

Who demolishes? Will it be fenced after demolition?

- Either us or BC Housing
- It will be added to the costing
- It cannot be taken down all at once because of asbestos in the building
- It takes several weeks
- Liability issue for BC Housing. Some kids like to skate board on the hill in there.
- It will be fenced during demolition. The fence could stay up afterwards.

#### Question

Can you explain rezoning?

- Step one - Application is filed
- Goes to staff committee - The committee includes Development and Planning, Design, Engineering, Zoning, Policy, to review all aspects of the application
- Usually 6 weeks or more to give comments back to applicant

- Referred to the Urban Design panel, the Seniors Advisory Panel and any other committees seen to be appropriate to review the application.
- Ask for additional information such for Recommended for first reading at this stage
- Report to Council if passed original muster
- Then city wants you to post a sign to say that you've submitted rezoning application
- Ask if you are having any Open Houses
- Council then ready to provide notice for public hearing
- All told about 4 to 6 months
- Depends how much back and forth with staff on form, massing, angles of daylight, privacy matters, landscaping, you name it
- There are 2 other processes
  1. Development Permit
  2. Building Permits
- Development Permit is about design details and is also considered by Council.
- Usually approved if rezoning is approved
- Building permit approval also required – Meeting BC Building Code Requirements
- It provides basis for Working Drawings (Issued for Tender Drawings) used in the construction tendering process, plus Specifications package for contractors to bid on

#### Question

So earliest is October 2007? Ideally open when?

- IF we are lucky, Oct. 2007 with completion in March 2009

#### Question

What is the Construction Budget?

- Not fixed yet because we have to add on the LEEDS costing
- Maybe geothermal heating
- Anyway now have to review what form of heat / air conditioning / any other requirements

#### Question/Comment

Rezoning the big one we concerned about

- No surprises. It is a very public, very transparent process.
- At each stage we, or City, will send a letter

#### Question/Comment – NLC Member:

So there are 3 approval processes going on at the same time?

1. Funding
2. Rezoning
3. Licensing

- Yes
- Funding for rezoning is approved. Project funding will be presented for approval for approval within the BC Housing bureaucracy shortly
- We already have our first licensing meeting coming up

#### Question

I have heard a lot of talk about the scale of the project, not the objectives. Does each of these bodies come to independent conclusion on the scale? Rezoning only based on size not use?

- Rezoning drives all.
- Community Care Licensing only applies to the front 2 buildings
- Centres around definition. Ash Street sub-area does not have specific definition for institutional use

#### Question

Is this location the only one you have in mind? No other locations in mind?

- This is the only one
- BC Housing owns. They are going to lease it to the Society.

#### Questions

Do we assume this is multi-million dollar?

Why start from scratch rather than go like Odlin Road into existing homes?

And is this the proper group to develop the site?

- \$3 million or so, but that figure is not final and is for construction.
- BC Housing owns the site and intends to develop it for this or a similar purpose
- Turning Point is the group recommended and chosen to proceed with a rezoning
- There are 2 types of housing on the same site – there is a continuum of care
- The longer residents can be in stable supportive housing, the more successful they are

#### Question

If the City reviews the rezoning and says only 20 allowed?

Will turning Point be in charge of operations and administration of the institution?

1. We will cross that bridge when we get there
2. The Board of Directors at Turning Points sets the priorities and will determine focus and direction in the event of a proposed reduction in the amount of housing for the site. Women are an important element of this project because there are no support recovery houses for them in Richmond at all.
3. Yes. It is not an institution. It is 2 homes & the intent is to develop a home environment.

## Presentation about Addictions and Recovery at Turning Point

- Term now used in the literature is “problematic substance use”. This covers wider spectrum of the problem from slight disruption, to ability to live life, to extreme substance dependency; it is a progressive disease.
- The disease crosses all groups socio- economically, ethnically, all neighbourhoods and Communities, just like Parkinson’s, cancer, diabetes.
- “Moment of Clarity” is the decisive moment when afflicted person realizes that they need help; that their life is going out of control because of drinking or drug use or both
- People come to Turning Point either self-referred or referred by others. Referrals from ER, clinics, GP’s Richmond Addiction Services, Churches, self referrals
- Intake 5 page form done by licensed social worker
- Contract signed before starting at Turning Point to agree to abstinence and House Rules
- No detox done at proposed residence centres in Richmond. Two in Vancouver
- Daily program very involved with up early, chores, group counselling, individual counselling, 24-7 staff supervision, education about addiction, health, building a new life, going back to school or back to work, AA and NA meetings every day
- Residents are too busy for problems in the neighbourhood
- Residents need each other to help create the “safe and supportive” home they need

## Question

What is the success rate?

Turning Point experience - 70-80% of residents are sober after one year

## Comment – NLC Member

So some fail?

- Yes. Relapsing and then getting sober again can be a part of the recovery process and is important to mention
- “Success” can be measured many ways, one way is to count “success” based on continuous abstinence. But for those who relapse and are not counted in “success” they could be on again off again but still improving and in that way could be deemed successful as well.

## Group

- It is hard to overcome. What happens to the ones who lose control, they just cannot do the program?

They are discharged

Kathy: So you answered some of my 42 questions but still not all

- We will get back to them next week

Meeting Ended 8:00pm

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Neighbourhood Liaison Committee Meeting

June 28, 2007 – 6:00 pm

DeBeck Elementary School Library

**Agenda**

1. Introduce Guest – Vince Batistelli, VCH, Richmond Health Services
2. Review Minutes from June 14 Meeting
3. Information Items:
  - a. Rezoning Application
  - b. Demolition
4. Circulate Q & A Responses
5. Discussion – Q & A Period
6. Public Meeting Process – Open Houses
7. Next Meeting

## 8. 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 behaviours, 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 7<sup>th</sup>, 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