



CITY OF RICHMOND
URBAN DEVELOPMENT DIVISION

MEMORANDUM

TO: Planning Committee
FROM: Terry Crowe
Manager, Policy Planning
DATE: March 1, 2001
FILE: 4057-03
RE: Group Home Information

The purpose of this report is to provide Planning Committee with additional information to complement the "Group Home" staff report on the March 6, 2001 Planning Committee agenda.

This report contains the following group home information:

1. Notes of Public Meeting, Monday, February 19, 2001
2. Changing Legislation and Context
3. Types of Residents in Group Homes
4. What is Excluded from the "Group Home" Category
5. Group Home Types and General Locations and Map (thousand block level of detail)
6. Health: Group Home Location Policy Information
7. RCMP Information
8. Screening of Residents in Group Homes
9. City Taxation
10. Operator - Community Consultation
11. Terra Nova
12. Youth Clinic - Cambie Area
13. Types of City Zones Used in Richmond to Manage Group Homes
14. Regional Information:
15. A Comparison of Other Municipalities' Zoning Approaches
16. Correspondence
 - a summary chart
 - 3 letters from Richmond Health Services
 - 39 letters from the public
 - letter from the RCSAC - to come..

For clarification, please contact me at 276-4139.

Terry Crowe
Manager, Policy Planning
TTC:cas
Att.

1. Notes of Public Meeting on Group Homes, February 19, 2001, 7:00 PM Richmond Cultural Centre – Lecture Room

1) Purpose

The purpose of this City held meeting was to clarify the:

- provincial and City jurisdictions for managing group homes,
- the City's proposed group home management framework.

2) Welcome

Mike Kirk of the City of Richmond chaired the meeting, welcomed the public, and introduced City Staff and the Chinese Interpreter.

Terry Crowe, Manager Policy Planning Department:

- outlined the jurisdictions for managing group homes and the City's management options
- written comments are to be in by Thursday, February 22 at noon, upon discussion the deadline was extended to Friday, February, 23, 2001 at noon
- anyone can speak to Planning Committee on March 6, 2001
- Planning Committee will then decide what they will do with the report including;
 - refer the report back to staff for more study
 - recommend approval to Council who can send the proposed Zoning Bylaw changes to Public Hearing in April, 2001, where anyone can speak to the proposed changes again.
- at any point Council may refer the report to back to staff for additional analysis.

3) Questions and Answers

Please note that some questions (as identified by "Q") are comments – therefore there was no response.

Q. *I'm afraid that there will be a lot of crime – what guarantees or reports?*

R. Group home operators screen residents of group homes and supervise them – there is not a lot of crime.

Q. *What report substantiates claims of no increase in crime?*

R. There are about 26 group homes in Richmond – no complaints.

Q. *Are any people in group homes in Richmond under an Attorney General's warrant?*

R. Health staff were not aware of any. There is a screening process through the licensing (see clarification on page 12 below).

Q. *There is no formal information on crimes related to group homes and property values.(Note: see comments in this memo below).*

Q. *Can I give a letter on Friday?(Yes)*

Q. *Surrey has a special Zone for group homes with 7-10 residents. New Westminster does too. Why can't the City of Richmond have the same zoning bylaw regulations as Surrey(i.e., a bylaw for group home with 7-10 residents)?*

R. The City is trying to find a balance of all interests (e.g., City, residents, provincial, operators, etc) including where group home residents can go without unduly restricting their location.

- Q. *It is better to leave drug addicts at home. Their families should care for them. It is meaningless for governments to develop residential care facilities.*
- Q. *Why wasn't the community involved? Why weren't other Bylaws considered?*
R. Planning Committee wanted to look at a range of minor changes.
- Q. *Why wasn't our earlier input considered? We submitted 12,000 signatures. Council must consider input from the citizens.*
R. Planning Committee has said to attend the March 6th 2001 meeting to have your voices heard.
- Q. *Why are you amending the Bylaw?*
R. The City wants to clarify its role and there have been some changes to the Provincial regulations.
- Q. *This consultation has been done in a very short time span. This is a process – make sure our voice is heard – this is a political process – we would hope that the community would have input. This proposal doesn't go far enough.*
- Q. *This is a short time for us to comment. We want you to care – why did you not make the changes to go to rezoning process for 7 – 10 (e.g., create a special zone for 7-10 size group homes)?*
R. City staff feel that to require each 7-10 size group home to have a public hearing and rezoning process is unnecessary because these homes are only slightly larger (usually only by several people) and their impacts can be adequately managed as proposed.
- Q. *We want a public hearing process – we would like staff to reflect the wishes of the group (rezoning).*
- Q. *Where did the category of 7 – 10 come from? We need to look at other constituencies especially Surrey as a model.*
R. The 7 – 10 size group home category comes from Provincial Legislation, which distinguishes between group homes:
 - 1-6 in size
 - 7+ in size, and
 - the existing City requirement for group homes of 11+ in size which are regarded as "Institutional Uses" and which currently require a rezoning process.
- Q. *How long do people stay in group homes? – 2 weeks or longer?*
R. It varies depending on the type of home. We are concerned about the number of staff in group homes which adds to the total.
- Q. *The Provincial Act allows group homes. It is not fair to our community to have different standards from other communities when others have had more restrictive regulations.*
- Q. *We should put group homes in Victoria – near the Provincial Government Offices.*
- Q. *We should have a closer look at the number 10. It could generate as many as 24 automobiles. The larger facilities with 10 or 11 people causes more activity – coming and going. It creates more people and traffic.*

- Q. *We want a more fair group home guideline – we should be stricter than Surrey's bylaw is.*
- Q. *Why do we permit 7 – 10 & 11 or more. Why can't we only have 6 or less and a permanent caretaker? Are you listening to us and the community?*
- Q. *Are group homes taxed as residential uses? Are we subsidizing these facilities, for example if they have more garbage?*
- R. We will have to check that out.
- Q. *Richmond is soft. Why not be more like Surrey?*
- R. Richmond has traditionally had an "open" approach to a range of housing types, as called for in our Official Community Plan (OCP).
- Q. *We would like to have a record of the meeting notes. We hope that the regulations can be revised to reflect the opinions of the majority who are here tonight.*
- R. We are taking summary notes – these will go to Planning Committee and can be made available.
- Q. *What are the deadlines for submissions? Can we have until Friday at noon? If we get one letter to reflect opinions – this is the way to go – we want to have a guarantee that it would be given to Planning Committee.*
- R. Friday, February 23, 2001 at noon is fine. All submissions will go to Planning Committee.
- Q. *There is no trust on our part. At the Planning Committee meeting Councillor McNulty promised to keep Mr. Wong informed and he never did.*
- Q. *When is the Planning Committee meeting?*
- R. 4:00 pm on March 6th, 2001.
- Q. *Can you get us a deadline until Friday, noon of the 23rd of February?*
- R. Yes.
- Q. *How was everyone notified for this meeting? It looks low profile. Do you really want us to know about these meetings?*
- R. Yes. A Public Notice was placed in the Community Notice Board.
- Q. *Why do you only inform some and not others? Why do you not advertise in Chinese newspapers? The School Board advises for new immigrants. Are you afraid about the number of people that will come?*
- R. City staff: No.
(Mr. Wong stated that he had offered to set up 3 contacts for each area and had offered to a contact – it is not fair to blame Mr. Crowe).
- Q. *Our people are feeling that they want to work with you and work together to solve the problem for the best of everyone.*
- Q. *The proposal seems lax - seems to be located in minority people's neighbourhoods. Is it?*
- R. No. Group homes are located all over Richmond.

Q. *Can you advertise the next meeting in Ming Pao?*

R. Yes.

Q. *This is just the beginning – this is very serious.*

The City's Web site is down – not helpful. Put notes on the website.

What is required to kill this whole thing?

This has touched a nerve in the community.

Q. *In California Pointe we have translated everything.*

This is not effective government – we couldn't get details of the meeting at the City Hall Front Counter.

We are an organized group and we will fight to change the regulations.

Q. *There are 26 group homes in Richmond? Why are you amending the bylaws now?*

R. Because the City wants "to keep its house in order", the Provincial regulations have changed and as a result of concerns raised at City Council regarding Odlin Road.

Q. *Is the Provincial Government looking at more group homes?*

R. No trend analysis has been done.

Q. *It is terrible to have a drug addict in your home – I can arrange it for you.*

Q. *It is conceivable that on any one block there could be more than one group home – not limiting to how many overall quotas.*

Q. *Who applies for these group home licenses?*

R. Operators

Q. *What does it take to kill this proposal?*

R. It will be a political decision after weighing the information presented.

Q. *We don't want this killed – we want a bylaw which is stronger to regulate group homes. We ought to encourage the Provincial Government to pass legislation.*

Q. *Drug addiction program on the edge of the City.*

4) Next steps

Mr. Crowe reminded the residents about the dates.

5) Adjournment

Mr. Kirk thanked everyone for coming and adjourned the meeting.

2. Changing Legislation & Context

Precisely what has changed, if anything, since the Turning Point issue arose which lets us consider the options on the houses for 7-10 residents?

The changes include:

City

- The City wants to:
 - clarify its jurisdiction, and
 - base its group home regulations on requirements, which it can enforce.
- The City could always regulate group homes from 7-10.
- For group homes of 7-10 in size, the existing City Group Home Policy which suggests some requirements and operator-neighbourhood consultation, etc., is not enforceable.
- The proposed City group home management framework:
 - for group homes of 1-6 in size the City is to regard them as “residential uses” and they can locate in any residential area.
 - for 7 - 10 in size it is proposed to manage them:
 - as “residential uses”
 - with some limitations
 - for 11+ - no change; they are managed as “Institutional uses “ that require a rezoning due to their size and potential impacts.

Provincial

- There have been Provincial legislation changes including:
 - changes in terminology (e.g., from the term “group home” to “residential care homes and facilities”
 - a provincial focus on now managing group homes by size, not type of client.
 - Health now licences drug and alcohol homes since Turning Point.
 - In 1998 an agreement between the Ministry of Health and the Ministry of Children and Families required drug and alcohol group homes to be licensed. This caused Turning Point to relocate from their previous home in Adams Place to a new facility on Odlin Road.
 - The number “10” is selected as it meshes with the Fire and Building Codes.

The existing Group Home Policy would be rescinded to avoid confusion.

3. Types of Residents in Group Homes

The residents which are allowed in group homes include those needing:

- care,
- supervision,
- educational training,
- physical or mental rehabilitative therapy,
- pregnant women, and
- day care.
- income assistance:
 - general
 - youth
 - disability.

4. What is Excluded from the “Group Home” Category

The types of facilities excluded from the “group home” category and CCF licensing include:

- schools,
- Hospital Act facilities,
- Mental Health Act facilities,
- correctional centres,
- youth custody centres,
- foster homes, and
- half way houses.

5. Group Home Types and General Locations and Map (From Health staff)

Type of Group Homes:

In some areas, the price of housing dictates whether the funding agency is able to afford a group home in those neighbourhoods.

In Richmond, the current types of group homes are as follows:

- 5 mental health group homes with a total licensed capacity of 45 persons in care.
- 1 continuing care facility housing up to 10 clients.
- 1 drug and alcohol rehab home licensed for 9 residents
- 21 group homes for the mentally handicapped housing a total of 84 residents
- 4 residential group homes for children.

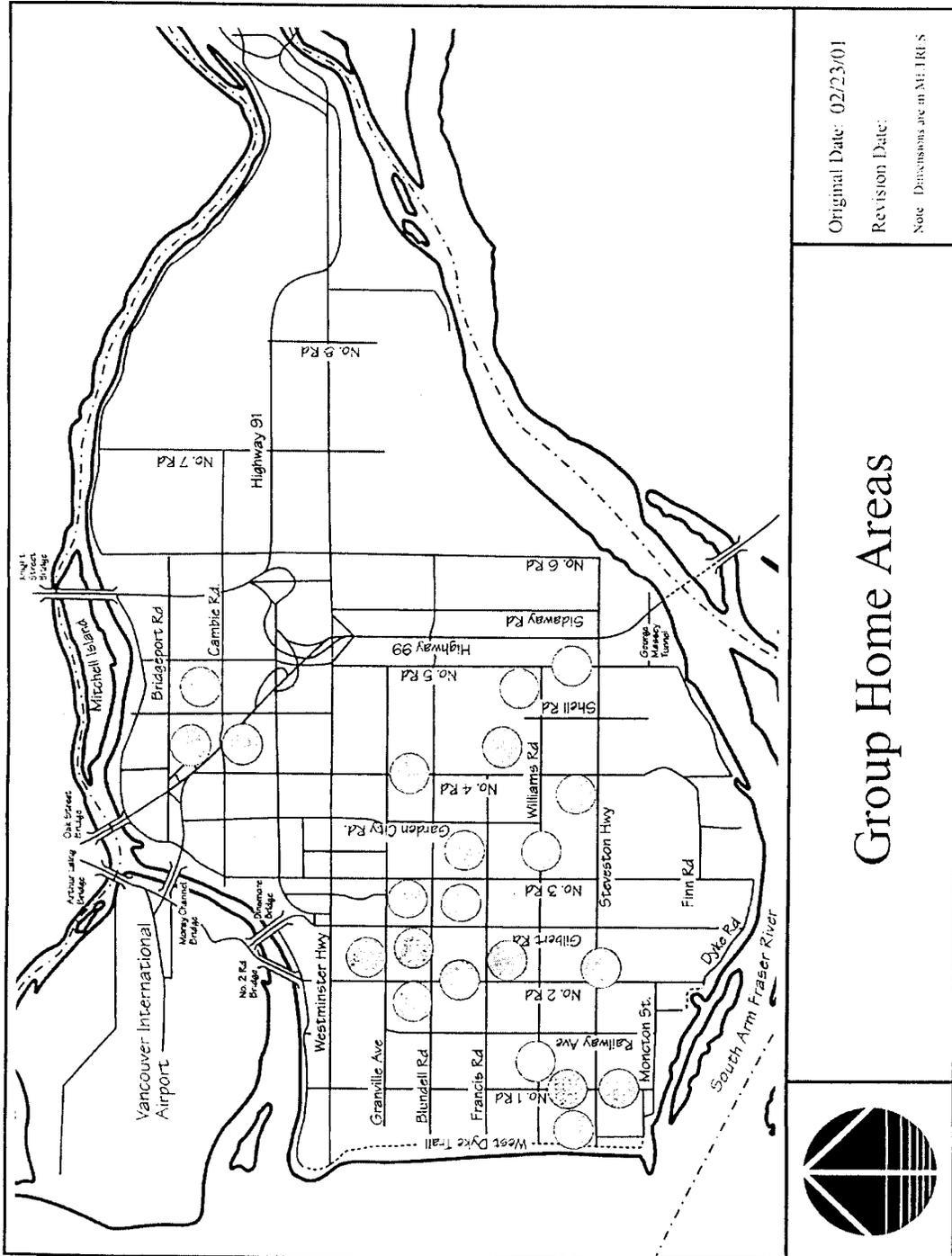
Size & Number of Group Home in Richmond	
1 - 6 (City manages as “Residential Uses”)	24
7 - 10 (City manages as “Residential Uses”)	8
11+ (City manages as “Institutional Uses”)	Several, examples are: <ul style="list-style-type: none"> - Rosewood Manor - Lion Manor - Pinegrove - Fraserview - Courtyard Gardens

Group Homes Locations

General Location of Group Homes in Richmond	
- 5600 block Steveston Hwy	- 7000 block No. 4 Rd
- 6000 block Taseko Cres	- 7000 block Langton Rd.
- 6200 block Rekis Ave	- 10,000 block Milford Dr.
- 6000 block Azure Rd	- 10,000 block Bissett Dr.
- 6000 block Camsell Cres	- 11000 block Seaport Ave.
- 8000 block Robinson Rd.	- 10,000 block Southdale Rd
- 9000 block Steveston Hwy	- 11,000 block No. 1 Rd.
- 3000 block Bargaen Dr.	- 7000 block Sunnymede Cres.
- 10000 block No. 1 Rd	- 4000 block Williams Rd.
- 7000 block Acheson Rd.	- 10,000 block No. 5 Rd.
- 10000 block Springmont Gate	- 10,000 block Odlin Rd.
- 7000 block Curzon St.	- 11,000 block Bird Rd.
- 8000 block No. 2 Rd.	- 8000 block Williams Rd.
- 8000 block Cruickshank Dr.	- 7000 block No. 2 Rd.

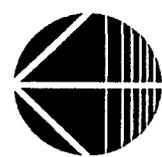
Map of Group Homes

The map below shows the general location of group homes in Richmond.



Original Date: 02/23/01
 Revision Date:
 Note: Dimensions are in M: I: F: S

Group Home Areas



6. Health: Group Home Location Policy Information (Health)

Purpose

The following is intended to address some of the questions that have arisen over the operation of group homes in the City of Richmond.

1. Number of facilities and clients, type of operator, etc.

Currently 32 group homes in City; 28 adult group homes and 4 group homes for children. Staff have developed a table which further delineates the facilities by type, number of licensed persons in care and licensee.

(At the public meeting, Mr. Kelvin Higo had indicated that there were 26 group homes in Richmond. A final count shows 28 adult group homes and 4 group homes for children as indicated below).

(a) Adult Group Homes

<u>Affiliation</u>	<u># facilities</u>	<u># residents</u>
Mental Health	5	45
Continuing Care	1	10
Drug & Alcohol	1	9
Mentally Handicapped	<u>21</u>	<u>84</u>
Totals	28	148

(b) Child Care Group Homes

<u>Affiliation</u>	<u># facilities</u>	<u># residents</u>
Ministry for Children & Families	<u>4</u>	<u>24</u>
Totals	4	24

Group Homes 7-10

Of the 32 group homes currently operating in the City, 8 (25%) have a licensed capacity in the range of 7 – 10 residents.

Group Homes 11+

In the category of facilities with 11 or more residents there are no “group homes” licensed with these capacities.

We do however license “intermediate care facilities” such as Rosewood Manor, Lions Manor, Courtyard Gardens, Fraserview Intermediate Care Home, Pinegrove Place.

These facilities are all in “Health Care Facilities” zones as defined by the City Zoning Bylaw.

(c) Proprietorship

Of the 32 group homes in Richmond:

- 17 are owned and operated by non-profit societies,
- 5 are privately owned businesses in non-profit housing, and
- 10 are privately owned businesses in privately owned homes.

(d) Growth in Number of Group Homes

1988	9 homes
1989	13 homes
1990	21 homes
1991	29 homes
1992	33 homes
1996	33 homes
2001	32 homes

As you can see, the number of group homes has been relatively stable over the past 10 years. The increase in the early 1990's is due to the downsizing of Woodlands, Riverview and other similar institutions.

(e) Descriptions of Existing Group Homes.

Group Home Location By Street Block	Type of Facility	Number of Licensed Persons in Care	Licensee
5600 Steveston Highway	CLS	4	RSCL
6000 Taseko Crescent	CLS	3	DDA
6200 Rekis Avenue	CLS	4	RSCL
6000 Azure Road	CLS	4	DDA
6000 Camsell Crescent	CLS	5	DDA
8000 Robinson Road	CLS	4	DDA
9000 Steveston Highway	CLS	4	Vinge
3000 Barga Drive	CLS	4	WHRC
10,000 No. 1 Road	CLS	4	Bethesda
7000 Acheson Road	CLS	4	Bethesda
10,000 Springmont Gate	CLS	4	Bethesda
7000 Curzon Street	CLS	4	DDA
8000 No. 2 Road	CLS	4	Milieu
8000 Cruickshank Drive	MH	9	Mary Bentley
7000 No. 4 Road	MH	9	Teresa Svennes
7000 Langton Road	CLS	4	DDA
10,000 Milford Drive	CLS	4	WHRC
10,000 Bissett Drive	CLS	4	WHRC
11,000 Seaport Avenue	MH	9	Seaport Home Ltd.
10,000 Southdale Road	MH	9	Aumar Ventures Ltd.
11,000 No. 1 Road	CC	10	False Creek Soc.
7000 Sunnymede Crescent	CLS	4	DDA
4000 Williams Road	CLS	4	GVCSS
10,000 No. 5 Road	CLS	4	TCS
10,000 Odlin Road	AD	9	Western Steps to Recovery
11,000 Bird Road	MH	9	Andre Chevrier
8000 Williams Road	CLS	3	WHRC
7000 No. 2 Road	CLS	5	WHRC

- CLS Community Living Services
- AD Alcohol & Drug
- MH Mental Health
- CC Continuing Care
- GVCSS Greater Vancouver Community Services Society
- WHR Western Human Resources Corp.
- DDA Developmental Disabilities Association
- Vinge Bernard C. Vinge & Associates
- RSCL Richmond Society for Community Living
- TCS Thompson Community Services

2. Criminal Activity (Health)

(a) Can someone guarantee that a "criminal" (e.g. sex offender) will not reside in a group home?

The quick answer is "No. No one can offer such a guarantee."

However, under Section 4(1.1) of the Adult Care Regulations, "*licensees must establish and follow an admission screening procedure that*

- (a) *ensures accommodation for those persons for whom safe and adequate care can be provided, and*
- (b) *takes into consideration*
 - (i) *staffing,*
 - (ii) *facility design, construction and equipment,*
 - (iii) *the health, safety and well-being of other residents, and*
 - (iv) *any criteria set by the funding program."*

In addition, most group homes have a funding program such as the Ministry for Children & Families, Mental Health, Continuing Care, etc., associated with the operation of that home.

Funding programs also "screen" prospective clients prior to recommending the clients' placement in a facility.

With the screening procedure required of the licensee, and the screening undertaken by the funding program, there is considerable more control over the type of client that is placed in a group home than ever would occur of any other prospective resident of a neighbourhood. Staff will also respond to any neighbourhood complaints and deal directly with the funding agency as well as the licensee to ensure that any impact on the adjacent neighbourhood is minimized.

Staff also contacted Corrections Canada and they inform us that there are no "halfway houses" in Richmond. There are two located in Surrey, one in New Westminster, one in the North Shore and five in Vancouver. These facilities, on average, house between 12-16 clients but can range up to 25 for premises such as Dunsmuir House and Harbour Light.

Corrections Canada stipulate in their community residential facility standard a list of requirements that service providers must meet. These include a community consultation and an advisory committee with community representation on it. For example, the John Howard Society has two community members on their advisory committee and they can veto the acceptance of a client in the group home. Mr. Tim Varesh of the John Howard Society can be reached at 872-5651 and he is willing to take staff on tours of their facilities as well as provide further feedback on this issue.

It should be clear that "halfway houses" are currently not required to be licensed through the Community Care (CC) licensing program. They may not fall within the definition of a CC facility if they do not provide "care" to three or more persons. The only controls on these premises would then be the funding agency contract standards or any City Zoning requirements.

(b) Attorney General Warrants

At the public meeting at the Cultural Centre on February 19, 2001, the question was raised, "Can someone on an Attorney General Warrant live in a group home?" We have checked with the AG's office and have been informed that these warrants are called Lieutenant General warrants. These warrants are declarations that a person is mentally incompetent and needs to be housed in an institution for their own protection. People in this category do not get placed in group homes and most likely are placed at Riverview.

3. Application of Proposed Group Home Management Framework

It is important to note that the proposed locational criteria of the group home management framework will apply to all facilities with 7 – 10 residents. This could include a home for persons with physical handicaps, a home for seniors, a home for unwed mothers and their children, etc.

It should also be noted that certain types of facilities are exempt from the regulations. These include schools, facilities licensed under the Hospital Act, foster homes, a youth custody centre under the Corrections Act, an approved home under the Mental Health Act, and any facility deemed by the Lieutenant Governor not to be a community care facility.

Also we can only recollect two instances, (other than initial concerns about the location of a group home in their neighbourhood), over the past several years where concerns were expressed about the operation of a group home. Both involved residential care homes for children and these were all dealt with satisfactorily through meetings with the Ministry of Children and Families and the area residents.

Kelvin Higo
Director, Health Protection
Richmond Health Services

7. RCMP Information

The following information is provided from the RCMP

From: Allan Speevak [mailto:Allan.Speevak@rcmp-grc.gc.ca]
Sent: February 23, 2001 2:38 PM
To: jlee@city.richmond.bc.ca
Subject: TRANSITION / YOUTH HOMES

Our conversation this afternoon, concerning whether the RCMP were in receipt of complaints from neighbours in the vicinity of group homes, as to crime or disturbances in the neighbourhood, emanating from these residences.

In 1998 we reviewed our calls for service to group homes, and of the group homes serving youth in need of care, only about two of the group homes frequently had to call police concerning missing young people, or incidents WITHIN the home, such as threats, assaults, etc. The remaining group homes rarely called for police assistance.

I have been at the Detachment for four years and do not recall calls from the neighbourhoods of group homes or other care facilities that these homes were a cause of concern due to noise or incidents caused by their residents. This is based on a daily scanning of reports of key occurrences of the last 24 hours and on our morning meetings where the significant issues or crimes of the day are discussed.

Subsequent to our conversation I also checked with the Watch Commander on duty, who is a very long serving Richmond member. He advised that within the last year we have had a few calls from neighbours concerning a Salvation Army Home on Aztec Street. The calls concerned drunks in the neighbourhood or noise. These are the only complaints he recalled relating to this issue.

I trust this provides you with sufficient information.

Al Speevak, Insp.
A.OIC Richmond Detachment.

8. Screening of Residents in Group Homes

1) Provincial Screening of Residents (for all licensed group homes and facilities)

See Section 6(2) above which indicates that Provincial regulations require group home operators to implement screening requirements.

2) City screening (for all non-Provincial licensed homes and facilities)

The City does not screen as it has no authority.

9. City Taxation

Q 1 *Do group homes pay any additional water and/or sewer charges over and above those of a single-family home?*

A Yes. Many of them are set up with meters so we charge them based on their actual consumption.

Q 2 *Do the homes that are exempt from property taxes also pay water and sewer utility rates or are they exempt from those as well?*

A Yes. We only exempt property taxes, we do not exempt all other services that they consume.

10. Operator- Community Consultation

Can operators be required to consult with the community:

- before the licensing and approval of a group home?
- after the licensing and approval of a group home?

By the Province: No

By the City

Discussions with Paul Kendrick, City Solicitor, indicate that the City:

- for group homes 1 – 6 in size:
 - cannot require consultation, before or after approval,
- for group homes (7 – 10) and (11 +) in size:
 - the City may require consultation, before approval, and only if a rezoning process is required (not proposed)

11. Terra Nova

- Q. *There was suggestion of a group home trying to go into Terra Nova and being pressured away - is that so?*
- A. City staff and Richmond Health Services staff have never been informed of an incident such as this.

12. Youth Clinic Cambie Area (Health)

- Q. *What is the youth clinic going into the No. 5 and Cambie area?*
- A.
- Currently there is a youth clinic in a portable classroom behind the Cambie School.
 - It offers health and youth counselling.
 - No one lives there.
 - It is inadequate because it has no water or bathroom and is too close to the school to allow for private student visits.
 - Health is exploring the idea of locating it in the nearby surrounding area.
 - There is no specific location identified at this time.
 - There is also a youth clinic at the hospital.

13. Types of City Zones Used in Richmond to Manage Group Homes

In Richmond the following zones are used to manage existing group homes:

Zone	Lot Width
R1-A	30'
R1-B	39'
R1-D	50'
R1-E	60' (used most)
R1-F	60' (unsewered areas)
Other: - LUC 142 - LUC137 - R1-A & CD 93	Varies

14. Regional Information

1) Numbers of Group Homes in Surrounding Communities (Health):

Vancouver

Number of group homes (adult and child)	82
Total licensed capacity	263
Number of licensed Drug & Alcohol	8 (included in total)

Burnaby

Number of group homes	43
Drug & Alcohol	1 (pending)

New Westminster

Number of group homes	16
Drug & Alcohol	4 (included in total)

South Fraser Health Region (Surrey, Langley, Aldergrove, White Rock, etc.)

Number of group homes	109
Drug & Alcohol	5
Drug & Alcohol (pending)	11

2) Number of Half Way Homes (under the federal Correction Act) in Surrounding Communities:

- None in Richmond
- 2 Surrey
- 1 New Westminister
- 1 North Shore
- 5 Vancouver.

15. A Comparison of Other Municipalities' Group Home Zoning Management Approaches
Group Home Regulations in Other Municipalities
Zoning Bylaw Comparison

Municipality	Size of Group Home (Residential Care Homes & Facilities)		
	Persons in care: max 6 Live-in Staff: may vary Max. Live-in Total: 10	Persons in care: 7-10 Live-in Staff: may vary up to 3 Max. Live-in Total: 10	Persons in care: 11+ Live in Staff: may vary Max: 11+
Burnaby	<ul style="list-style-type: none"> Permitted in single-family zones as "Group Homes." City's Group Home Policy states that Provincial ministries, BC Housing Management Commission and facility operators will, where possible, seek to locate future group homes a minimum of 200 m from existing group homes. 	<ul style="list-style-type: none"> Rezoning is required. The P5 (Community Institutional District) may be considered for special needs housing. The P7 (Special Institutional District) may be considered for recovery houses and similar uses. 	<ul style="list-style-type: none"> Rezoning is required. The P5 (Community Institutional District) may be considered for special needs housing. The P7 (Special Institutional District) may be considered for recovery houses and similar uses.
Coquitlam	<ul style="list-style-type: none"> The single-family zoning does not make provisions for group homes or other types of residential care uses. 	<ul style="list-style-type: none"> Rezoning is required. The P-1 (Civic Institutional) and P-2 (Special Institutional) zones may be considered for Community Care Use. This use is defined as "a use providing for the care of persons in premises licensed under the Community Care Facility Act." 	<ul style="list-style-type: none"> Rezoning is required. The P-1 (Civic Institutional) and P-2 (Special Institutional) zones may be considered for Community Care Use. This use is defined as "a use providing for the care of persons in premises licensed under the Community Care Facility Act."
Port Coquitlam	<ul style="list-style-type: none"> Permitted in single-family zones as a Personal Care Use. 	<ul style="list-style-type: none"> Permitted in RS-1 (Large Lot Single-Family) zones subject to locating at least 300 m (984 ft.) away from another Personal Care Use. 	<ul style="list-style-type: none"> Rezoning to P-2 (Private Institutional) is required. This zone permits Personal Care Use, which is defined as "a use licensed under the Community Care Facility Act that provides care, supervision, social or educational training or physical or mental rehabilitative therapy to sick, injured, aged, or disabled persons who reside at the premises."

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Municipality	Size of Group Home (Residential Care Homes & Facilities)		
	Persons in care: max 6 Live-in Staff: may vary Max. Live-in Total: 10	Persons in care: 7-10 Live-in Staff: may vary up to 3 Max. Live-in Total: 10	Persons in care: 11+ Live in Staff: may vary Max: 11+
New Westminster	<ul style="list-style-type: none"> Permitted in single-family zones. 	<ul style="list-style-type: none"> Rezoning to P-6 (Group Care District) is required. This zone permits personal care facilities, group living facilities, group homes and detoxification centres. These uses are defined individually in the Zoning Bylaw. A Council Policy states that in selecting locations for these zones, each site should be judged on its own merits after receiving public views and that such zones could locate to form buffer areas or transition areas between residential and commercial or industrial districts or uses. 	<ul style="list-style-type: none"> Rezoning to P-6 (Group Care District) is required. This zone permits personal care facilities, group living facilities, group homes and detoxification centres. These uses are defined individually in the Zoning Bylaw. A Council Policy states that in selecting locations for these zones, each site should be judged on its own merits after receiving public views and that such zones could locate to form buffer areas or transition areas between residential and commercial or industrial districts or uses.
North Vancouver City	<ul style="list-style-type: none"> Permitted in single-family zones as a Residential Care Facility (defined as 6 clients and 2 supervisors). 	<ul style="list-style-type: none"> The City does not provide for these uses in the Zoning Bylaw or OCP. If a proposal was received, it would be reviewed by staff to determine if there is support. If proposal is deemed supportable, rezoning to a site-specific CD (Comprehensive Development) zone would be required. 	<ul style="list-style-type: none"> The City does not provide for these uses in the Zoning Bylaw or OCP. If a proposal was received, it would be reviewed by staff to determine if there is support. If proposal is deemed supportable, rezoning to a site-specific CD (Comprehensive Development) zone would be required.
North Vancouver District	<ul style="list-style-type: none"> Permitted in single-family zones as per Provincial regulations. 	<ul style="list-style-type: none"> Rezoning to PA (Public Assembly) zone is required. This zone permits uses such as convalescent, nursing and rest homes. 	<ul style="list-style-type: none"> Rezoning to PA (Public Assembly) zone is required. This zone permits uses such as convalescent, nursing and rest homes.

44

Municipality	Size of Group Home (Residential Care Homes & Facilities)		
	Persons in care: max 6 Live-in Staff: may vary Max. Live-in Total: 10	Persons in care: 7-10 Live-in Staff: may vary up to 3 Max. Live-in Total: 10	Persons in care: 11+ Live in Staff: may vary Max: 11+
Mission	<ul style="list-style-type: none"> Permitted in single-family zones as Residential Care Use. 	<ul style="list-style-type: none"> Rezoning is required. The P-2 (Special Institutional) zone may be considered for Personal Care Use, which is defined as "a use providing for the care of the disabled, sick, injured or aged, other than in a public hospital." 	<ul style="list-style-type: none"> The P-3 (Institutional 3) zone was created specifically to accommodate a Residential Drug and Alcohol Treatment Centre for a maximum of 12 resident patients with the following conditions: <ul style="list-style-type: none"> Maximum floor area of 300.5 m² (3,235 sq.ft.) and operated within one building. Operated by a non-profit society Treatment of patients who reside on the property only. Provision of on-site operator/ caretaker accommodation.
Surrey	<ul style="list-style-type: none"> Permitted in all residential zones as Care Facilities or Alcohol and Drug Recovery Houses. 	<ul style="list-style-type: none"> Rezoning is required. The RMS-1 (Special Care Housing 1) zone may be considered for Care Facilities, which are defined as "a building which contains sleeping units for persons receiving care or assistance which is licensed or funded by provincial or federal agencies, including personal care and intermediate care as defined and regulated under the Community Care Facility Act...but excluding...an alcohol and drug recovery house." The RMS-1A (Special Care Housing 1A) zone may be considered for Alcohol and Drug Recovery Houses accommodating a maximum of 12 persons. Locational guidelines for drug and alcohol recovery houses include location along arterial roads, location at least 600 m from school/park sites, child care and other recovery houses, and equal distribution across Surrey's communities, based one house per 13,000 residents. 	<ul style="list-style-type: none"> Rezoning is required. The RMS-1 (Special Care Housing 1) zone may be considered for Care Facilities, which are defined as "a building which contains sleeping units for persons receiving care or assistance which is licensed or funded by provincial or federal agencies, including personal care and intermediate care as defined and regulated under the Community Care Facility Act...but excluding...an alcohol and drug recovery house." A CD (Comprehensive Development) zone may be considered for an Alcohol and Drug Recovery House that accommodates more than 12 persons. Locational guidelines for drug and alcohol recovery houses include location along arterial roads, location at least 600 m from school/park sites, child care and other recovery houses, and equal distribution across Surrey's communities, based one house per 13,000 residents.

45

Municipality	Size of Group Home (Residential Care Homes & Facilities)		
	Persons in care: max 6 Live-in Staff: may vary Max. Live-in Total: 10	Persons in care: 7-10 Live-in Staff: may vary up to 3 Max. Live-in Total: 10	Persons in care: 11+ Live in Staff: may vary Max: 11+
Delta	<ul style="list-style-type: none"> The single-family zoning does not make provisions for group homes or residential care facilities. 	<ul style="list-style-type: none"> Rezoning is required. The S1 (Personal Care) zone may be considered for personal care homes that do not accommodate people with mental illness. The S2 (Personal Care II) zone may be considered for public and private mental hospitals. 	<ul style="list-style-type: none"> Rezoning is required. The S1 (Personal Care) zone may be considered for personal care homes that do not accommodate people with mental illness. The S2 (Personal Care II) zone may be considered for public and private mental hospitals

Overall Observations:

1. All other municipalities, except Port Coquitlam, consider group homes that accommodate more than 6 residents in care as institutional uses and require rezoning to some form of non-residential zone (usually an institutional or special care zoning district).
2. Three municipalities (Burnaby, Mission, and Surrey) direct drug and alcohol recovery facilities to a zone that is different from those used to accommodate other types of residential care facilities.
3. Locational guidelines for group homes and/or care facilities are cited by Burnaby, Port Coquitlam, New Westminster and Surrey.

Prepared by:
 Policy Planning Department
 City of Richmond
 March 1, 2001

40

16. Correspondence (received as of Wed. March 1, 2001: Noon)

Purpose of Chart

The purpose of the chart below is to summarize the correspondence received to date regarding the City's proposed group home management framework.

Summary of Feedback City Group Home Proposal			
Commenter	Group Home Size		
	1-6 Residents	7-10 Residents	11+ Residents
3 RHS letters	- OK	- does not support City's proposed locational criteria - OK as an outright permitted use in all residential areas	- OK
Public Comments 39 letters received to date	- OK, or - No comment	- existing Zoning regulations OK as is, reasonable restrictions to prevent group homes from being located in one area are OK - oppose regulations which would prevent group homes from being located near a park - locations should allow residents to feel part of the community - allow easy access to necessary facilities and amenities - request a specific zoning bylaw and public hearing process to: - give the community a voice and full say in the approval process - to ensure that the community is aware of what comes into their neighbourhood - re: drug and alcohol rehabilitation group homes: - strongly against any near my home and property that will do harm to my children and neighbourhood - put in agricultural areas and not in neighbourhoods so that they do not endanger the children.	- OK, or - No comments
RCSAC letter coming			

Acute Treatment
The Richmond Hospital

Community Care
Long Term Care
Home Care
Minor Residence
Richmond Lions Manor

Mental Health
Child and Youth Services
Adult/Older Adult Services

Population Health
Environmental Health
Health Promotion and
Prevention

The Richmond Hospital Site
7000 Westminster Highway
Richmond, BC V6X 1A2
Telephone (604) 278-9711
Facsimile (604) 244-5191



**Richmond
Health Services**

Part of the Vancouver/Richmond Health Board

COPY

February 22, 2001

Councillor Malcolm Brodie
Chairman, Planning Committee
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Councillor Brodie:

Re: Proposed Revisions to the City Group Home Management Framework

We are writing to express the opinion of Richmond Health Services and the Richmond Community Health Committee on the proposed revisions to the City of Richmond Group Home Management framework.

Staff in our Community Care Licensing program have been consulted extensively by City of Richmond Planning Department staff in this review. This has been an informative consultative process, and we can say that we generally concur with the report City staff have prepared for Planning Committee.

The Group Home Management Framework Report proposes that the City acknowledges that "group homes" with 6 or less persons in care are permitted as an outright use as per Provincial legislation. The report also proposes that the City will continue to view homes with 11 or more persons in care as institutional uses and will use a rezoning process to manage the location of these homes. We support these points of view.

This perspective is supported by Provincial legislation in the Community Care Facilities Act, where homes with not more than 6 persons in care need only meet relative fire and health standards that are applicable to a dwelling house in use as a private family home. The intent of this legislation is to ensure that those handicapped or disadvantaged persons in care are not discriminated against and have the ability to live in a community of their choice.

It is the report's proposed approach to homes of 7 to 10 persons in care that Richmond Health Services wish to comment upon. We support the report's recommendations that these homes of 7 to 10 persons in care be permitted as an outright use in all residential zones. We do not support the introduction of locational criteria, specifically the 50-meter distance from school/park sites and the requirement to be on an arterial road. We do not support these locational criteria for the following reasons:

- From a human rights perspective, this approach is discriminatory against citizens who, for one reason or another, find themselves in a situation where they have to live in a group home.
- From a practical point of view this approach could be problematic for homes whose clients might benefit from closer proximity to a park or for a home whose clients might be placed at further risk by locating on an arterial road. Such homes could include Nova House (a home for women and children at risk), the recently licensed Steveston Residence (a home whose clients' physical and health needs require that they live in such a home), or a home for 7 to 10 intermediate or extended care seniors.
- From an RHSS perspective, this approach might have future operational implications for us, should we wish to establish or fund a home of this size.

Currently, under the City of Richmond Zoning Bylaw, the definition of "residential" means a use, which pertains clearly to the accommodation and home life of a family. It includes a group home with a maximum of 10 residents, but specifically excludes any facility operated under the jurisdiction of the Correction Act. If a group home of 10 persons in care or less is considered a permitted residential use, we feel that a group home should be treated no differently than any other permitted residential use and that there should not be any further restrictions placed on their establishment in our community.

The City of Richmond has a strong tradition of being accepting of people of diverse cultures, abilities and needs. The current Group Home Location Policy reflects the City's philosophy of supporting individuals with special needs to live in their home communities, as well as a philosophy to provide a variety of housing options. Proposed changes to the City group home management framework for care homes of 7 - 10 residents threaten this philosophy.

For Council's information, Licensing staff informs me that we currently permit 28 adult group homes and five residential care homes for children. Of the 28 adult facilities, five are mental health group homes; one is a continuing care facility; one is a drug and alcohol rehabilitation facility and 21 house mentally handicapped persons. A maximum of 148 residents can be housed in these facilities.

A concern expressed at the recent public information meeting on this issue suggested that the location of these group homes specifically targets certain neighbourhoods in Richmond. This is not true, as these homes are located in most areas of our community

The Licensing staff endeavor to inspect these homes a minimum of once per year but do target resources if there are issues or problems identified with a specific group home. Licensing staff also

rely on a variety of other tools including serious incident reports; complaints from neighbours; complaints from families of persons in care, the R.C.M.P. etc. to monitor these facilities.

History has shown that once group homes are in operation in the City of Richmond, very few complaints from neighbours about these homes have been generated. We ask that City Council review this issue from a balanced perspective, in keeping with the views reflected in the City's Official Community Plan which supports the promotion of diverse housing options and the desire to be inclusive of persons that are handicapped or disadvantaged.

Yours truly,



Everett MacKenzie, Chair
Richmond Community Health Committee



Ron Climenhaga
Chief Operating Officer
Richmond Health Services

KH/kh

Cc: Mr Terry Crowe,
Manager - Land Use

Margaret Picard
 Social and Community Planner
 City of Richmond
 Re: Bylaw 7206

February 22, 2001

Margaret,

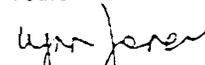
- 1) In response to your email of February 20/01
 - Yes, there hopefully will be at least one more facility that houses between 7 and 10 residents: I am particularly interested in a 10 bed variable use facility, to provide step down, respite, and emergency beds. As well, an existing facility may want to move.
 - Yes, it would cause tremendous hardship if facilities had to undergo rezoning: the automatic response from communities is that mentally ill men are pedophiles, and 'educating' communities does not appear to make the difference. What makes the difference is experience: having the facility operate with few difficulties.

In response to the proposed Bylaw, 7206:

- 1) 200 meters: if there have been few complaints over the years, why is this necessary? What purpose does it serve? What EXISTING problem is it designed to alleviate?
- 2) 50 yards from a park/school: a core, best practice in mental health is to reduce the stigma associated with mental illness. While it is true that mental illnesses such as schizophrenia are universal, the impact of the illness on a person's life is not. In the western world the mentally ill are feared, avoided, and are the constant victims of discrimination and harassment. I am going to be absolutely blunt here and state that this is harassment. There exists no evidence to suggest that the mentally ill are a danger to the community at large, or to specific groups. In fact the opposite is true: the mentally ill are frequently the VICTIMS of abuse. If it is the intent of the City of Richmond to actively contribute to the stigmatization and harassment of the mentally ill, then by all means the City should proceed. If it is the intent of the City of Richmond to continue to respect the lives of one of our most marginalized groups, I ask that this be deleted.
- 3) Arterial Road: it is the stated intent of the City of Richmond to balance the needs of those who require specialized support to live in the community, with the needs of those who do not. Again, I would ask, if there have been few complaints, what problem is this intended to resolve- a 'problem' that has no basis in fact? Should those with a serious mental health disability be refused access to more 'suburban' areas of Richmond, because of a problem that doesn't exist?

While these changes appear to be minor, in fact they contribute to the continued stigmatization of and discrimination against the mentally ill, and compromise their well being in the community.

Yours



Lynn Jones
 Coordinator, Rehabilitation
 Housing and Consumer
 Initiatives, RHSS

Cc Donna Stanton
 Administrator, Psychiatry, RHSS

520 West 6th Avenue
Vancouver, BC Canada V5Z 4H5

Telephone (604) 736-2033
Facsimile (604) 874-5729

To: Manager, Policy Planning
for Planning Committee
March 6, 2001

February 23, 2001



Vancouver/Richmond
Health Board

Working Together for Better Health

Councilor Malcolm Brodie
Chairman, Planning Committee
City of Richmond
6911 No. 3 Road
Richmond, B.C. V6Y 2C1

Dear Councilor Brodie:

I am writing to express the concerns of the Vancouver/Richmond Health Board (V/RHB) regarding the proposed revisions to the City of Richmond's group home management framework.

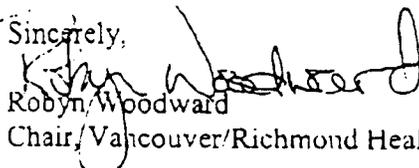
Our understanding, following a presentation by Ron Climenhaga, Chief Operating Officer of Richmond Health Services, is that staff have recommended to Council that group homes with between seven and ten residents be located:

- at least 50 metres from schools/parks;
- at least 200 metres from the nearest group home;
- on an arterial road.

The recommendations as proposed would appear to discriminate against those citizens who, for whatever reason, find themselves in a situation where they must live in a group home. They may be people with a physical or mental handicap, women and their children running from abusive relationships, people with mental illness, or people recovering from alcohol or drug addiction. They are people with special needs – people who would benefit greatly from the community's support, understanding and acceptance.

People with special needs should have the same opportunities as anyone else in the community, and group homes should be treated no differently than any other permitted residential use. Experience in both Vancouver and Richmond shows that most group homes make very good neighbors and few complaints are received.

We would encourage Richmond Council to consider this decision with a view to creating an inclusive, healthy community.

Sincerely,

Robyn Woodward
Chair, Vancouver/Richmond Health Board

Cc Mayor Halsey-Brandt
Ron Climenhaga



Alan and Brenda Reynolds
8280 Mirabel Court, Richmond, B. C. V7C 4Y2
Phone (604) 275-0505 Fax (604) 275-0519
email: reynolds@bestop.bc.ca

February 22, 2001

Councillor Malcolm Brodie, Chair,
Planning Committee, City of Richmond
6911 No. 3 Rd.
Richmond, BC V6Y2C1

Dear Councillor Brodie,

We want to speak in favour of providing group homes in our community for people who need this form of community support. We chose to move to Richmond in 1987 because its community services reflect the spirit of this community in its care for and support of all its people – immigrants, children, seniors, families, as well as those with various disabilities.

Community is built by caring, by all people caring for each other. When we begin to segregate, to care only for some, to care only for our own, then the sense of community and the security of anyone in the community are threatened. If the community excludes people from other countries, other cultures, or handicapped or disadvantaged people, then the life of that community is diminished and the welfare and security of each of its citizens is threatened. It is important that all members of the community feel included and supported, not just those of like economic strata, social outlook, race, religion or gender.

We are content with the way group homes have been located in the past, but we would not object to any reasonable restrictions which prevent group homes being grouped together in one area. We do oppose a specific regulation that would not allow group homes in the vicinity of a park. Group homes should be situated in places that allow residents to feel part of the community and which allow easy access to necessary facilities and amenities.

We ask that City Council continue to include people with special needs in our community by providing them with the support they need, especially housing.

Yours truly,



Brenda Reynolds



Alan Reynolds

Cc Terry Crowe, Manager Land Use

To: Manager, Policy Planning
for Planning Committee
March 6, 2001

12540 HARRISON AVE
RICHMOND BC
V6V 2R7

ACTING CITY CLERK

20th FEB, 2001

		INIT
	JRM	
	DW	DW
	KY	
	AS	
	DB	
	SF	

4057-03

Your Worship, the Mayor &
City Councillors of Richmond:

Subject: Group Home Policy.

Dear Sir or Madam,

My name is Chan Kam Yuen & live at 12540 Harrison Ave.

In order for group homes to be in harmony with the residents in

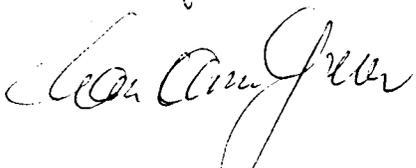
all neighborhoods in Richmond, the Planning Committee should recommend a

By-law that allows the residents full say in determining what goes into

their neighborhood.

Thank you very much,

Yours truly,


KAM YUEN CHAN



To: Manager, Policy Planning
for Planning Committee
March 6, 2001

12531 JACK BELL DR.
V6V 2R9
RICHMOND
B.C.

19th FEBRUARY, 2001

		INIT
	JRM	
✓	DW	DW
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Your Worship, THE MAYOR
AND CITY COUNCILLORS OF RICHMOND

SUBJECT: GROUP HOME POLICY

4057-03

DEAR SIR OR MADAM

My name is YUK CHING NG. I live at 12531 JACK BELL DR.

I ATTENDED THE PLANNING COMMITTEE MEETING ON FEB. 6, 2001
AND ALSO THE PUBLIC MEETING ON FEB. 19, 2001. I HAVE READ
THE STAFF REPORT ON THE ABOVEMENTIONED SUBJECT. I
WOULD LIKE TO SEE GROUP HOMES WITH 7-10 PEOPLE UNDER
A PUBLIC HEARING PROCESS AS MENTIONED IN THE STAFF
REPORT ON PAGE 7.

THANK YOU FOR YOUR ATTENTION,
Yours Truly,



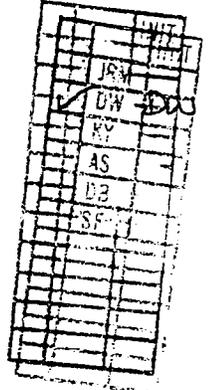
YUK CHING NG



To: Manager, Policy Planning
for Planning Committee
March 6, 2001

Address: 12520 Cameron Drive
Richmond BC V6V 2T6

Date: 21st February 2001



4057-03

Your Worship, the Mayor
and City Councilors of Richmond:

Subject : Group Home Policy

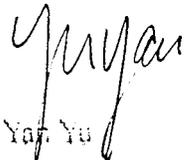
Dear Sir or Madam:

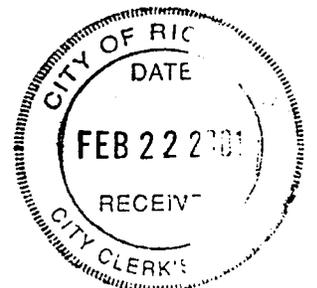
My name is Yan Yu, I live at 12520 Cameron Drive, Richmond.

I write to voice my support for a By-law to govern Group Homes housing 7-10 persons. I want to ensure that the neighborhood has a voice in the approval process.

Thank you,

Yours truly,


Yan Yu



Feb 22, 2001

To: Manager, Policy Planning
for Planning Committee
March 6, 2001

Your Worship, the Mayor
and City Councillors of Richmond

Subject: Group Home Policy

	RM		
	✓ BW	DD	
	CB		
	SF		

4051-03

Dear Sir / Madam,

My name is Jeni Jang I live at 12620 Harniss
Ave. Richmond. I attended the Planning
Committee Meeting on Feb. 6, 2001 and also
the Public Meeting on Feb. 19, 2001. I
have read the staff report on the above-
mentioned subject. I would like to see
Group Homes with 7-10 people under a
public hearing process as mentioned in
the staff report on page 7

Thank you for your attention

Yours truly,

Jeni Jang

62



To: Manager, Policy Planning
for Planning Committee
March 6, 2001

#33-12311 McNeely Dr.
Richmond, B.C.
V6V 2S2V

Feb 21, 2001

Your Worship, the Mayor
And City Councillors of Richmond

Subject, Group Homes Policy 4051-03

Dear Sir or Madam:

My name is Stella Leung. I live at 33-12311 McNeely Drive

In order for Group Homes to be in harmony with the residents in all neighborhoods in Richmond, the Planning Committee should recommend a By-law that allows the residents full say in determining what goes into their neighborhood.

Thank you very much.

Yours truly,

Stella Leung

STELLA LEUNG



To: Manager, Policy Planning
for Planning Committee

March 6, 2001

#33-12311 MCNEELY DR.

RICHMOND, B.C. V6V 2S2

FEB 21, 2001

Your Worship, the Mayor
And City Councillors of Richmond.

✓ Du

Subject: Group Homes Policy

Dear Sir or Madam:

4057-03

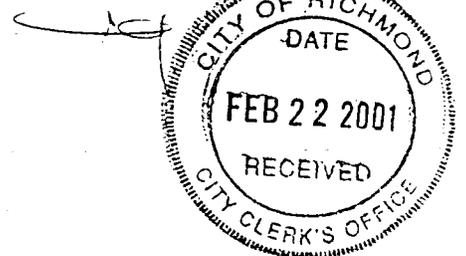
My name is Andy Liu, I live at #33-12311 MCNEELY DR.

In order for Group Homes to be in harmony with
the residents in all neighborhoods in Richmond,
the Planning Committee should recommend a By-Law
that allows the residents full say in determining
what goes into their neighborhood.

Thank you very much

Yours truly,

Andy Liu



To: Manager, Policy Planning
for Planning Committee
March 6, 2001

29-12311 McNEELY DR.
RICHMOND BC V6V 2S3

	✓ LW	DW
	AS	
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	SE	

February 21, 2001

Your Worship, the Mayor
And City Councillors of Richmond

4057-03

Subject: Group Homes Policy

Dear Sir or Madam:

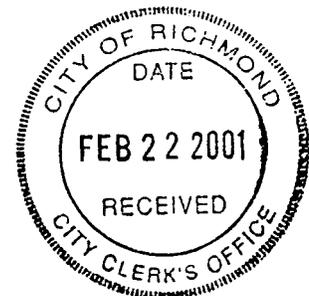
My name is Rhonda Epp. I live at 29-12311 McNeely Drive.

In order for Group Homes to be in harmony with the residents in all neighborhoods in Richmond, the Planning Committee should recommend a By-law that allows the residents full say in determining what goes into their neighborhood.

Thank you very much.

Yours truly,


Rhonda Epp



To: Managers Policy Planning
for Planning Committee
March 6, 2001

30-12331 McNEELY DR.
RICHMOND BC V6V 2S3

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February 21, 2001

4057 - 03

Your Worship, the Mayor
And City Councillors of Richmond

Subject: Group Homes Policy

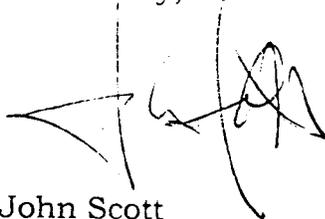
Dear Sir or Madam:

My name is John Scott. I live at 30-12331 McNeely Drive here in Richmond.

In order for Group Homes to be in harmony with the residents in all neighborhoods in Richmond, the Planning Committee should recommend a By-law that allows the residents full say in determining what goes into their neighborhood.

Thank you very much.

Yours truly,



John Scott



To: Manager, Policy Planning
for Planning Committee
March 6, 2001

29-12311 McNEELY DR.
RICHMOND BC V6V 2S3

February 21, 2001

Your Worship, the Mayor
And City Councillors of Richmond

Subject: Group Homes Policy

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4057-03

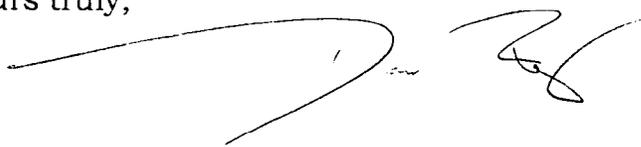
Dear Sir or Madam:

My name is Dan Rees. I live at 29-12311 McNeely Drive.

In order for Group Homes to be in harmony with the residents in all neighborhoods in Richmond, the Planning Committee should recommend a By-law that allows the residents full say in determining what goes into their neighborhood.

Thank you very much.

Yours truly,



Dan Rees



To: Manager, Policy Planning
for Planning Committee
March 6, 2001

#45-12891 JACK BELL DR.,
RICHMOND B.C. V6V 2T7
CANADA

February 21, 2001 ✓ DW



4057-03

Your Worship, the Mayor
and City Councillors of
Richmond.

Subject: Group Home Policy

Dear Sir or Madam,

My name is Liza Mok I live at #45-12891 JACK BELL DR,
Richmond B.C. V6V 2T7
Canada

In order for Group Homes to be in harmony
with the residents in all neighborhoods in
Richmond, the Planning Committee should
recommend a By-law that allows the
residents full say in determining what goes
into their neighborhood.

Thank you very much

Yours truly

Liza Mok

LIZA MOK



To: Manager, Policy Planning
for Planning Committee
March 6, 2001

#23-12891 Jack Bell Dr
Richmond BC V6V 2T7

February 21, 2001

Your Worship, the Mayor
and City Councillors of Richmond.

Subject: Group Home Policy

Dear Sir or Madam,

My name is Connie Yeung I live at #23-12891 Jack Bell Dr
Richmond BC V6V 2T7

In order for Group Homes to be in harmony with
the residents in all neighborhoods in Richmond, the
Planning Committee should recommend a By-law
that allows the residents full say in determining
what goes into their neighborhood.

Thank you very much

Yours truly
Connie Yeung

Connie Yeung

✓	NEW	DATE
	AS	
	CB	
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4057-03



To: Manager, Policy Planning
for Planning Committee
March 6, 2001

Address: 12500 Carncross Ave
RICHMOND V6V 2W4 3

Date: 21 Feb, 2001

✓			DW
	AS		
	LB		
	SS		

4057-03

Your Worship, the Mayor.
and City Councillors of Richmond:

Subject: Group Home Policy

Dear Sir or Madam:

My name is Amy Au. I live at 12500 Carncross Ave
RICHMOND

I attended the Planning Committee meeting on February 6th
and also the public Meeting on February 19th 2001. I have read
the staff report on the abovementioned subject. I would
like to see Group Homes. with 7-10 people under a
public hearing process as mentioned in the staff report
on page 7.

Thank you for your attention,
Yours truly.

Signature. Amy

Name in block letters.



To: Manager, Policy Planning
for Planning Committee
March 6, 2001

#25-12311 McNeely Dr
Richmond, B.C. V6V 2S2

February 21, 2001

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AS		
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SF		

4057-03

Your Worship, the Mayor
and City Councillors of Richmond.

Subject: Group Home Policy

Dear Sir or Madam:

My Name is Kimson Dy Ning, I live at unit 25-12311 McNeely Drive, Richmond, B.C.

In order for Group Homes to be in harmony with the residents in all neighborhoods in Richmond, the Planning Committee should recommend a By-law that allows the residents full say in determining what goes into their neighborhood.

I am strongly against any drug-Rehabilitation housing for addicts anywhere near the vicinity of my home and property that will do harm to my children and my neighbors. Please consider putting them in agricultural designated area instead of community housing so that they may not endanger the children playing in the park.

Thank you very much.

yours truly,



Kimson Dy Ning



To: Manager, Policy Planning
for Planning Committee
March 6, 2001

#25-12311 McNeeley Dr
Richmond, B.C. V6V 2S2

February 22, 2001

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	LB	
	SF	

4057-03

Your Worship, the Mayor
and City Councillors of Richmond.

Subject: Group Home Policy

Dear Sir or Madam:

My name is Olivia Dy Ning, I live at unit 25-12311
McNeeley Drive, Richmond, B.C.

In order for Group Homes to be in harmony with the residents
in all neighborhoods in Richmond, the Planning Committee should
recommend a By-law that allows the residents full say in
determining what goes into their neighborhood.

I am strongly against any drug-Rehabilitation housing for
addicts anywhere near the vicinity of my home and property
that will do harm to my children and my neighbors. Please
consider putting them in agricultural designated area instead
of Community housing so that they may not endanger the
children playing in the park.

Thank You Very much.

Yours truly,

Olivia OLIVIA DY NING



To: Manager, Policy Planning
for Planning Committee
March 6, 2001

ACTING CITY CLERK

12220 Cameron Dr.

Richmond, B.C. V6V-2T5

22nd February, 2001

		INIT
JF-M		
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4057-03

Your Worship, the Mayor,
& City Councillors of Richmond,

Subjects: Group Home Policy

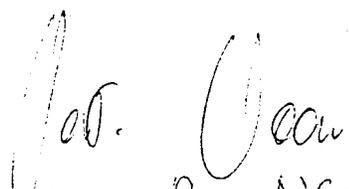
Dear Sir / Madam,

My name is Mei-Ling Poon Ng. I live at 12220
Cameron Dr. Richmond, B.C. V6V-2T5.

I write to voice my support for a By-law to
Govern Group Homes housing 7-10 persons. I want
to ensure that the neighborhood has a voice in
the approval process.

Thank you,

Yours truly,


MEI-LING POON NG

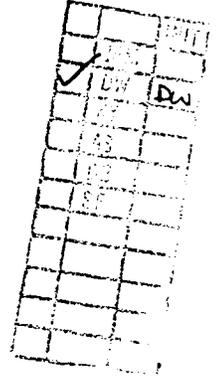


10 Manager, Policy Planning
for Planning Committee
March 6, 2001

12060 Cameron Drive
Richmond, B.C.
V6V 2T3

February 20, 2001

Your Worship, the Mayor and
City Councilors of Richmond,



4057-03

Group Home Policy

Dear Sir or Madam,

I write to voice my support for a By-law
to Govern Group Homes housing 7-10 persons. I want
to ensure that the neighborhood has a voice in
the approval process.

Thank you.

Your truly,
Cherie Ho

CHERIE HO



To: Manager, Policy Planning
for Planning Committee
March 6, 2001

King-Tak Pau
12731 JackBell Dr.,
Richmond, B.C.
V6V 2V3

21 Feb, 2001

Your Worship, the Mayor,
and City Councillors of Richmond.

Subject: Group Home Policy



Dear Sir or Madam:

My name is King-Tak PAU, lived at
12731 JackBell Dr., Richmond, B.C. V6V 2V3.

I strongly demand the City Council listen to
the residents and enact a By-law to regulate
the Group Homes with 7-10 people and go through
with public hearings so that the residents are
fully aware of what comes into their neighborhood.

Thank you in anticipation.
Yours truly,

King Tak PAU

