

From: [DNV Input](#)
To: [Suzy Lunn](#)
Cc: [Suzy Lunn](#)
Subject: FW: Turning Point - Public Hearing
Date: Tuesday, May 07, 2013 2:46:35 PM

For the PH package.

Louise

Louise Simkin
Administrative, Information & Privacy Coordinator
2413

From: Luanne Noon [mailto:luanne.noon@gmail.com]
Sent: Tuesday, May 07, 2013 1:49 PM
To: DNV Input
Subject: Turning Point - Public Hearing

Hello Mayor and Council,

Like many residents of the District of North Vancouver, my family has been impacted by substance abuse. I strongly support the Rezoning Bylaw that would allow the construction of a residential facility for women recovering from substance addictions. The North Shore has needed such a facility for many years, allowing our residents to receive needed medical care, and recover in a peaceful environment in their own community. Please consider my comment, I hope to see this bylaw adopted and the construction proceed.

Kind regards,
Luanne Noon
2038 Rivergrove Place
North Vancouver V7H 2L4
604-929-7785

From: [DNV Input](#)
To: [Brent Dunsford](#)
Cc: [Suzy Lunn](#)
Subject: FW: Turning Point project on Lloyd Ave.,
Date: Tuesday, May 07, 2013 2:46:13 PM

For the PH package.

Louise

Louise Simkin
Administrative, Information & Privacy Coordinator
2413

From: Jim Bensley [mailto:jimbensley@shaw.ca]
Sent: Tuesday, May 07, 2013 2:11 PM
To: DNV Input; Steven Petersson
Subject: Turning Point project on Lloyd Ave.,

3873 Calder Ave.,
N. Vancouver, B.C. V7N 3S4

Re the Turning Point Project.

To Mayor and Council,

We are in favour of the Turning Point project . North Vancouver is very much in need of such a facility

even though we have a few beds coming up in the Hope building. I know the Hope building beds will be for

acute care needs and this Turning Pointe Building will be a wonderful follow space set in a nice serene semi isolated setting.

Congratulations on your progressive thinking. We need more of this.

Jim and Marie Bensley



Mayor and Council
District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5

May 3, 2013

Re: Turning Point Recovery Society Proposal for 2670 Lloyd Avenue, North Vancouver

Dear Mayor Walton and Council:

The Community Housing Action Committee, a North Shore housing advocacy committee, has reviewed at length the Society's proposal to develop a nine-bed home for women recovering from addictions, and reviewed the extensive public consultation process--in which we participated. We understand this district property would be leased to Turning Point for a nominal rate, added to Zoning Bylaw and licensed under the Community Care and Assisted Living Act.

Clearly, this recovery home is desperately needed on the North Shore and long overdue. As we all know, addiction is disease that disables individuals, their families, and co-workers. Addictions cut across socio-economic status, religion, race and neighborhoods, bringing hardship, and in some cases ruin. The cost of not addressing addictions is enormous. We have all known--too often first-hand, mothers, sisters, daughters and friends who have suffered with this disease; most have had to go elsewhere, away from the North Shore, for residential treatment. We now have the chance to locate a recovery home here, close to home, family and friends.

We have looked at the proposed site at 2670 Lloyd; we think it ideal: near park land, quiet, and safe. And we believe the success of this recovery home will be demonstrated through the women and families it helps.

CHAC unanimously supports this proposal by Turning Point, and will speak to it at the Public Hearing on May 7.

Yours truly

A handwritten signature in black ink, appearing to read "Don Peters".

Don Peters
Community Housing Action Committee.

From: [Louise Simkin](#)
To: [Suzy Lunn](#); [Steven Petersson](#)
Cc: [Brent Dunsford](#)
Subject: FW: "Turning Point Public Hearing"
Date: Tuesday, May 07, 2013 3:13:42 PM

Forwarded for your information.

Louise

Louise Simkin
Administrative, Information & Privacy Coordinator
2413

From: Craig Crawford [mailto:ccrawford@bchousing.org]
Sent: Tuesday, May 07, 2013 3:10 PM
To: DNVCouncil
Subject: "Turning Point Public Hearing"

Dear Mayor and Council:

Re: Turning Point Public Hearing

My wife and I are writing in support of Turning Point's proposed nine-bed voluntary recovery centre to be built and operated in Murdo Frazer Park. We live at 1296 Bedford Court and frequently walk through the area.

The proposed recovery house will be an valuable resource for North Shore local residents that require a zero-tolerance program for drug and alcohol recovery. We are aware that Turning Point has an excellent track record of operating similar recovery houses in Vancouver and Richmond. This organization is expert at what they do and we are confident that the Murdo Fraser house will be an asset to our community.

In summary, we are saying yes, we want this in our back yard.

Yours truly,
Craig and Laurie Crawford.

From: [DNV Input](#)
To: [Mayor and Council - DNV](#)
Cc: [Steven Petersson](#); [Suzy Lunn](#); [Brent Dunsford](#)
Subject: FW: Turning Point Recovery House - Public Hearing May 7th
Date: Tuesday, May 07, 2013 3:40:12 PM

The below noted is forwarded for your information.

Louise Simkin

Administrative, Information & Privacy Coordinator
District of North Vancouver
604-990-2413

From: Peter J Thompson [mailto:peterjthompson@shaw.ca]
Sent: Tuesday, May 07, 2013 3:23 PM
To: DNV Input
Cc: Steven Petersson; Richard Walton, Mayor; Robin Hicks
Subject: Turning Point Recovery House - Public Hearing May 7th

To: DNV Mayor and Council

Turning Point Recovery House - 2670 Lloyd Avenue

Rezoning Bylaw 1293 (Bylaw 7989)

I am unable to attend the Public Hearing this evening regarding the proposed Turning Point Recovery House and therefore am submitting this note for your consideration.

I attended the following meetings associated with this proposal:

- Early Stage Briefing Meeting with the Edgemont and Upper Capilano Community Association and DNV Staff
- A public Information Meeting held March 12, at Capilano Elementary School
- A Turning Point presentation at the March 21, AGM of Edgemont and Upper Capilano Community Association

At these meeting the Turning Point personnel presented a comprehensive description of the principles and operational policies and practices at their existing facilities.

Management and professional staff responded to local community queries in an open and comprehensive way and noted particularly the importance placed on developing and ensuring good relations with their neighbours.

The proposed facilities being proposed for North Vancouver District and the North Shore Community were outlined in detail along with compelling evidence of need.

I believe that Turning Point have demonstrated their ability to successfully develop and operate a facility which is urgently needed in our community and I request your support for approving the necessary zoning changes and regulatory approval for this project.

Thanks,

Peter J Thompson
922, Clements Avenue
North Vancouver, BC V7R 2K7

Tel: 604-985-5961

From: [DNV Input](#)
To: [Mayor and Council - DNV](#)
Cc: [Steven Petersson](#); [Suzy Lunn](#); [Brent Dunsford](#)
Subject: FW: Public Hearing for Turning Point Recovery House in Murdo Fraser Park
Date: Tuesday, May 07, 2013 3:42:45 PM

The below noted is forwarded for your information.

Louise Simkin
Administrative, Information & Privacy Coordinator
District of North Vancouver
604-990-2413

-----Original Message-----

From: Karen Munro [<mailto:kamunro@shaw.ca>]
Sent: Tuesday, May 07, 2013 3:25 PM
To: DNV Input
Cc: Janet
Subject: Public Hearing for Turning Point Recovery House in Murdo Fraser Park

Hello,
North Shore Streamkeepers has already provided input into this project at a Feb. 21, 2013 meeting with DNV and the proponent. The meetings notes summarized in the report to Council dated April 4 2013 contain an error, which I would like to correct now.

page 12 states "Streamkeepers are generally supportive of the home" but this is not correct. We are generally supportive of the NEED for such a facility. However, we do not believe that park land should be used for private purposes. The remaining comments about maintaining a 15 m setback to Mackay Creek and protecting/restoring habitat in the 15 m setback as a conservation area are correct.

kind regards,
Karen Munro,
President, North Shore Streamkeepers

From: [Louise Simkin](#)
To: [Steven Petersson](#); [Suzy Lunn](#); [Brent Dunsford](#)
Subject: FW: Turning Point Recovery Society proposes to construct a Group Home
Date: Tuesday, May 07, 2013 4:12:16 PM

Forwarded for your information.

Louise

Louise Simkin
Administrative, Information & Privacy Coordinator
2413

From: Gloria Chiu [mailto:chiugloria@hotmail.com]
Sent: Tuesday, May 07, 2013 4:09 PM
To: DNVCouncil
Subject: Turning Point Recovery Society proposes to construct a Group Home

Dear Councillors:

Re: [Turning Point Recovery Society proposes to construct a group home for women recovering from addictions at 2670 Lloyd Ave. \(PID 011-072-725\)](#)

Opposition to the above proposal.

Reasons:

- 1) Parkland should be for larger public, not for a small number of residence.
- 2) When a family buys a home in a neighbourhood zoned for single-family residences, they make an implicit agreement with local government that the zoning will be maintained. If the above proposal was approved, the District violated these implicit agreements.
- 3) Allowing the building of the Recovery Home can bring down property values, making the property hard to sell due to the general public's perception about recovery homes.
- 4) Due to high possibility of relapse of addiction, the Recovery Home residences could be nuisance, or worse, a danger to the neighbourhood.
- 5) I always walk to the Edgemont Village (to all amenities) from my home through the short cut at the Park, otherwise I have to drive. Once the Recovery Home was built there, I don't think I would go near it because I wouldn't feel safe. That means, the access to the Village would no longer be accessible to me.

Thank you!

Yours Truly,

Gloria Chiu

1287 Terrace Ave.

North Vancouver, BC

V7R1B2

From: [DNV Input](#)
To: [Steven Petersson](#); [Suzy Lunn](#); [Brent Dunsford](#)
Subject: FW: Input on Public Hearing for Rezoning Bylaw 1293 (Bylaw 7989)
Date: Wednesday, May 08, 2013 8:14:42 AM

The below noted is forwarded for your information. Please note that this was received before the closing of the Public Hearing.

Louise Simkin
Administrative, Information & Privacy Coordinator
District of North Vancouver
604-990-2413

From: katie.longworth@gmail.com [mailto:katie.longworth@gmail.com] **On Behalf Of** Katie McAleer
Sent: Tuesday, May 07, 2013 7:07 PM
To: DNV Input
Subject: Input on Public Hearing for Rezoning Bylaw 1293 (Bylaw 7989)

Hi, unfortunately I did not receive notice of this public hearing in time to arrange childcare for my 8-month-old (despite signing up for email notifications at the public information session in March at Capilano Elementary), and cannot attend the hearing in person, so am sending this by email.

I live in Pemberton Heights (2152 MacKay Avenue) and am writing in full support of the Turning Point Society proposed recovery house at 2670 Lloyd Avenue. I walk at least once a week through Murdo Fraser Park with my infant daughter, and have done since she was 3 weeks old. It's important to me that she learn about her neighbourhood by actually walking through it on a regular basis.

I learned about the Turning Point Society project through posters put up by the "Protect Murdo Fraser (sic) Park" group, and at first I was concerned because of the incorrect information the group was promoting (that this would convert "park land" to a different use). Once I understood this land parcel is not actually part of Murdo Fraser Park and that the park itself will remain protected, I was in full support of its use for a recovery house for women, since no similar facility exists on the North Shore despite a strong need.

The specific land parcel in its current state is an underused plot, too close to the highway to have any environmental sensitivity, and has just been left to grow weeds since the old house on it was demolished. I have visited the site on several occasions since it's close to our walking route from Pemberton Heights to Edgemont. We very seldom see anyone else near the site and have never seen anyone directly using that site. However, we frequently see others on the trail through Murdo Fraser Park, a short distance away.

As a family physician, I am very aware of the frustrating lack of facilities to support people, particularly women, struggling with substance abuse and addiction. The site of this proposed facility addresses one of the major problems with many existing recovery facilities: the majority are in the same neighbourhoods where substance abuse is endemic, so individuals seeking to distance themselves from environments triggering their abuse are unable to do so. This site is distant from existing areas of substance abuse. It is relatively remote while still

being in an urban setting. It is difficult to access surreptitiously, or by public transit. At the same time, it is a beautiful setting, promoting healing and peace. It is in the direct vicinity of two places of public worship. As a facility directed towards women, it would be supporting one of the most marginalized groups in our urban society, women struggling with substance addiction, for whom existing recovery houses may present major psychological barriers due to the presence of men. Women also greatly benefit from gender-specific programming around addictions, which can be provided in a women-only facility.

As a member of a surrounding neighbourhood, and as a new mother, I am hugely in support of my community recognizing the importance of providing this type of facility, as well as employing creative problem-solving in terms of zoning to allow it to exist. My family chose to live in North Vancouver when moving from Victoria to the Lower Mainland, because we saw it as a forward-thinking community, that recognizes & protects its many assets but still allows growth in its citizens' best interests. We think it's a great place to raise a family & will continue to be so as long as community-mindedness is an underlying value. This proposal reflects many of the qualities we were seeking when choosing a place to live.

Thank you,
Katie McAleer
2152 MacKay Avenue, North Vancouver

From: [DNV Input](#)
To: [Steven Petersson](#); [Suzy Lunn](#); [Brent Dunsford](#)
Subject: FW: Turning Point Recovery House
Date: Wednesday, May 08, 2013 8:15:00 AM

The below noted is forwarded for your information. Please note that this was received before the closing of the Public Hearing.

Louise Simkin
Administrative, Information & Privacy Coordinator
District of North Vancouver
604-990-2413

-----Original Message-----

From: Ellis-Perry, Barney [<mailto:barney.ellis-perry@ubc.ca>]
Sent: Tuesday, May 07, 2013 6:49 PM
To: DNV Input
Cc: doug@brockwayservices.com
Subject: Turning Point Recovery House

I unfortunately only received information on the hearing today otherwise I would have attended.

As long time residents of Pemberton Heights I speak for my husband Doug Brockway, myself and many of our friends and neighbors to whom we have spoken about this project. We are very supportive as we see it as a vital part of our community. We must all take care of everybody the best we can. Especially in a community as resource and land rich as North Vancouver. Having a facility of this nature will allow our community care for women, many of whom are members of our extended families and communities, In their greatest time of need. And only by doing this can we truly be a compassionate and healthy community.

We urge council to support this project.

Barney Ellis-Perry
2132 McKay Avenue North Vancouver

Sent from my iPhone please excuse Siri's typos!

Submitted @
Public Hearing
May 7, 2013

Public Hearing May 7/13 for Rezoning Bylaw 1293 (7089) – Turning Point Recovery House

I am very proud to be a resident of North Vancouver. During the years that I have lived here I have seen North Vancouver face and accept many challenges which did not exist for previous generations in this community. When my children were young we advocated for child care on school grounds, when they were teens we voiced the need for a safe house for our youth and then the time came for the North Shore to recognize that we had a homeless issue. We accepted our responsibility to provide shelter locally for those among us who were no longer able to afford to rent homes in their community due to a wide variety of unfortunate circumstances that could happen to you or me. And now we have the invitation to include a recovery house for women in North Vancouver so that our neighbours can address their substance misuse issues within the local community where they and their families live and where their children attend school. We have come a long way, North Van and I, for one, will continue to stand for the less fortunate amongst us and be a voice for those who have no voice because essentially, there but for the grace of God, go I.

With regards to the specific site which was selected for this new facility, I say that there is no better location in all of the North Shore. Murdo Frazer Park is over 15 acres large; there is plenty of room in it for all to play. In addition, there are 10 other parks within a several kilometres radius. We are so fortunate to live in between the mountains and the sea on a forested hillside where parks and green spaces abound. Those trying to regain their way in life deserve a little piece of the serenity that this site has to offer. The adults and children of the neighbourhood will not suffer as a result of the inclusion of a rehabilitation centre in their surroundings, instead it will teach the youth that it is their civic duty to accept and support all members of society, as they are all our brothers.

I have visited the Turning Point facility for women in Richmond and can attest that it is indistinguishable from the single residence dwellings around it. The house is best described as a home where the residents learn to love themselves again and regain hope for their lives. Being and certified Alcohol and Drug Counsellor, I can certainly attest to the need for a similar service for women of the North Shore who deserve to stay close to their supports at this difficult time of their lives. It should be our great honour to be the welcoming community who has the privilege of being part of the healing of our members by sharing some of our green and serene space.

Respectfully,

Barbara Atkins

1307 33 Chesterfield Place

North Vancouver, BC V7M 3K4

604 984 4077
barbaraatkins@shaw.ca

Turning Point Recovery Society



TurningPoint

North Shore Women's Program

Presentation for North Vancouver District Council

Date: May 7, 2013

**Submitted by: Turning Point Recovery Society
Contact: Brenda Plant**

Our Vision:

Improved quality of life outcomes for individuals, families and communities impacted by addiction



TurningPoint

I would like to introduce you to Turning Point Recovery Society, one of BC's leading non-profit providers of residential addictions support recovery and treatment.

As you are aware, addiction is a devastating disease that negatively impacts every aspect of a person's life including family, friends, co-workers and community. It does not discriminate between race, religion, socio-economic status, or neighbourhood. Societal costs are enormous - families are destroyed, communities are in decay and the economic costs to our health care system are unsustainable.

Turning Point is part of the solution. Benefits of our services include reduced health care, policing, corrections, social service costs and lost productivity costs from absenteeism, disability and premature death.

Why Turning Point?

- Our programs offer a cost effective alternative to more expensive private programs in the Lower Mainland and throughout the province
- We have a proven track record; over 30 years' service in the Lower Mainland
- We are one of only five facilities licensed under the BC Community Care Assisted Living Act, which strictly monitors all aspects of our operations
- Turning Point was the first provider in BC to be accredited by the Commission on Accreditation of Rehabilitation Facilities (CARF)
- We have sites in Richmond and Vancouver conveniently located to public transit and other support services

Individual and Personalized Care

- Our smaller facilities provide for more personalized care and client attention
- We believe that every individual is, or can learn to be, responsible for his or her own life and decisions
- Our services are client-centered based on evidence-based best-practice models
- Our clients complete Individual Service Plans, personalized to meet their unique needs
- We provide follow-up and continuing care planning as well as reintegration and return to work programs

Traditional and Alternative Care Models

- We are the only residential service provider to include an innovative Domestic Violence Substance Abuse Counselling program which addresses both Victimization and Anger Management issues
- In addition to traditional models of therapy, we offer alternative healing programs including: Art Therapy, Yoga, Acupuncture; Aromatherapy, Fitness and Nutritional Planning
- We have a team of professionally trained counsellors; at a minimum all staff are certified Addictions Counsellors

Community Responsibility

- We strongly believe in giving back to the communities in which we serve. Our clients volunteer at local food banks, community gardens, and for other non-profit organizations
- Our graduates serve as peer mentors to others in recovery
- We host Alumni meetings in both facilities for graduates of our programs
- Staff at Turning Point are involved in community associations including – Richmond Community Services Advisory Council, Richmond Affordable Housing Task Force, Richmond Mental Health and Addictions Coordinating Committee, Vancouver Service Providers Coalition, Richmond Chamber of Commerce, and the Vancouver Community Gaming Management Association

Our program has helped countless individuals regain their health and confidence, enabling them to return to work as productive contributing members of their community.

Turning Point Recovery Society is one of BC's leading residential support recovery service providers with 40 beds for men and women in three sites including 22-beds in Vancouver (2 houses side-by-side with 10 beds for women and 12 beds for men); a 9-bed men's house in Richmond, BC and a 9-bed women's house also in Richmond, BC.¹

As a licensed, non-profit organization, our mission is to improve the health and well-being of individuals with addiction issues; their families and the communities we serve through a continuum of residential and outpatient support services, education and leadership. In delivering on our mission, Turning Point (1) implements positive solutions to a disease whose negative impact effects not only the addicted, but their families, co-workers and the entire community; (2) provides vulnerable individuals with the tools to acquire self-sufficiency; and (3) provides community education to break-down barriers to addiction and mental health issues.

Turning Point is proposing to expand our existing services to deliver addictions Support Recovery services to women with substance use/misuse issues on the North Shore, BC. A longer term objective for Turning Point is to open second stage affordable, supportive housing on the North Shore for individuals further advanced in their recovery that remain at risk of homelessness or recidivism because of a lack of secure and stable housing after completing addictions treatment.

Turning Point has been working with the North Shore Substance Abuse Working group since 2007 to explore opportunities to bring our residential programs to the North Shore where currently there are no **licensed residential addiction facilities for men or women**.

For the purposes of this proposal, our residents will be women with addictions, often with co-occurring mental health issues, who require stabilization, support recovery and transitional housing referral services. Our clients are often homeless or at risk of homelessness because of their substance use and associated health challenges. Priority for placement will be given to residents of the North Shore, pregnant women, intravenous drug users, homeless individuals and women with addiction issues that are living in abusive and violent situations.

Turning Point provides supportive counselling and case management services to assist those that are unable to live independently in the community transition to more permanent housing at the completion of our program. Our program helps residents to address the issues which have contributed to their current situation so that they can achieve greater independence and self-sufficiency.

Support services available will include screening, intake, assessment, individual & group counselling, life & social inclusion skills, stress management, conflict resolution & anger management training, employment assistance, health education; and relapse prevention education. Victim support services will also be available for women who have experienced domestic or sexual violence.

Our proposal is aligned with the District of North Vancouver's Official Community plan goals for Community Development under Social Well-Being, and Housing. Our program encourages and supports community capacity building by assisting our residents with reintegration into the community following completion of our program.

Our proposal is also aligned with the goals of the North Shore Homelessness Task Force's Work Plan for 2008-18 proving for a continuum of addiction services. Additionally, our proposal specifically meets the goals of the North Shore Substance Abuse Strategy and the North Shore Substance Abuse Working Group.

Turning Point is a key service provider within the Lower Mainland's addiction services continuum and makes a significant contribution to solving one of the most pressing health and social issues facing our society today.

¹ Over 3000 individuals have participated in services at Turning Point since our inception in 1982.

A leading provider of addiction services in BC

Turning Point is one of BC's leading residential support recovery service providers with 40 beds for men and women in three sites including 22-beds in Vancouver (co-ed); a 9-bed men's house in Richmond and a 9-bed women's house, also in Richmond, BC

As a licensed, non-profit organization, our mission is to improve the health and well-being of individuals with addiction issues, their families and the communities we serve through a continuum of residential and outpatient support services, education and leadership. In delivering on our mission, Turning Point (1) implements positive solutions to a disease whose negative impact effects not only the addicted, but their families, co-workers and the entire community; (2) provides vulnerable individuals with the tools to acquire self-sufficiency; and (3) provides community education to break-down barriers to addiction and mental health issues.

Turning Point is a key service provider within the Lower Mainland's addiction services continuum and makes a significant contribution to solving one of the most pressing health and social issues facing our society today.

A long and successful track record

Turning Point has been providing residential addiction recovery services in Vancouver for 30 years and in Richmond for over 20 years. More than 3,000 men and women with problematic substance use issues have participated in our programs since our inception in 1982.

Our program and approach

Turning Point's recovery programs are client-centered and are based on evidence-based best and emerging practices. Our services meet the *Service Model and Provincial Standards for Adult Residential Substance Use Services* and are designed to significantly improve the quality of life for our residents, to promote healthy living practices, and to enhance opportunities for families to improve functioning. Our services are centered on the individual, empowering our residents to make permanent and positive life changes. Our staff possess the technical knowledge and skills and behavioural competencies to meet the needs of our residents. Our program is founded on the belief that every individual is, or can learn to be, responsible for his or her own life and decisions.

We offer a structured and supportive environment to facilitate the physical, mental, emotional, and spiritual recovery of the individual. Our program is 3-5 months in duration. Residents develop Individual Service Plans and participate in individual and group counselling, life-skills, stress management, conflict resolution, employment and education programs as well as health management, relapse prevention education, and follow-up and continuing care. We have also implemented an innovative new Domestic Violence Substance Abuse Counselling program which addresses a key barrier for many in addictions recovery.

A dedicated and professional staff

Turning Point's employees are professionally trained addictions counsellors. Senior staff members are Canadian Addiction Counsellor (CAC) Certified or hold Master's degrees in counselling or other social services disciplines. In 2001, Turning Point was the first Support Recovery service provider in BC to be accredited by the Commission on Accreditation of Rehabilitation Facilities (CARF).

Turning Point is licensed under BC's Community Care Adult Facilities Act and is subject to regular inspections. We meet, and are committed to exceeding, the standards set out in our contract with the Vancouver Coastal Health Authority.

Turning Point relies on the generosity of our extensive network of volunteers who collectively volunteer over 200 hours a month at our sites. We provide training and professional development opportunities for our staff and all of our volunteers.

Giving back

Turning Point believes in giving back to the communities we serve. Our residents regularly volunteer at community gardens, local food banks and during events aimed at reducing homelessness. In 2010, Turning Point won the Constellation Award (Group) at the Richmond, BC's Volunteers are Stars Awards. In November 2011, Turning Point was the recipient of the Richmond Chamber of Commerce Business Excellence Award in the Associations Category.



Turning Point Recovery Society Welcome



I would like to introduce you to Turning Point Recovery Society, one of BC's leading non-profit providers of residential addictions support recovery and treatment.

As you are aware, addiction is a devastating disease that negatively impacts every aspect of a person's life including family, friends, co-workers and community. It does not discriminate between race, religion, socio-economic status, or neighbourhood. Societal costs are enormous - families are destroyed, communities are in decay and the economic costs to our health care system are unsustainable.

Turning Point is part of the solution. Benefits of our services include reduced health care, policing, corrections, social service costs and lost productivity costs from absenteeism, disability and premature death.

Why Turning Point?

- Our programs offer a cost effective alternative to more expensive private programs in the Lower Mainland and throughout the province
- We have a proven track record; over 30 years' service in the Lower Mainland
- We are one of only five facilities licensed under the BC Community Care Assisted Living Act, which strictly monitors all aspects of our operations
- Turning Point was the first provider in BC to be accredited by the Commission on Accreditation of Rehabilitation Facilities (CARF)
- We have sites in Richmond and Vancouver conveniently located to public transit and other support services

Individual and Personalized Care

- Our smaller facilities provide for more personalized care and client attention
- We believe that every individual is, or can learn to be, responsible for his or her own life and decisions
- Our services are client-centered based on evidence-based best-practice models
- Our clients complete Individual Service Plans, personalized to meet their unique needs
- We provide follow-up and continuing care planning as well as reintegration and return to work programs

Traditional and Alternative Care Models

- We are the only residential service provider to include an innovative Domestic Violence Substance Abuse Counselling program which addresses both Victimization and Anger Management issues
- In addition to traditional models of therapy, we offer alternative healing programs including: Art Therapy, Yoga, Acupuncture, Aromatherapy, Fitness and Nutritional Planning
- We have a team of professionally trained counsellors; at a minimum all staff are certified Addictions Counsellors

Community Responsibility

- We strongly believe in giving back to the communities in which we serve. Our clients volunteer at local food banks, community gardens, and for other non-profit organizations
- Our graduates serve as peer mentors to others in recovery
- We host Alumni meetings in both facilities for graduates of our programs
- Staff at Turning Point are involved in community associations including – Richmond Community Services Advisory Council, Richmond Affordable Housing Task Force, Richmond Mental Health and Addictions Coordinating Committee, Vancouver Service Providers Coalition, Richmond Chamber of Commerce, and the Vancouver Community Gaming Management Association

Our program has helped countless individuals regain their health and confidence, enabling them to return to work as productive contributing members of their community.



About Turning Point Recovery Society



Established in 1982, Turning Point is one of BC's leading providers of residential support recovery services.

As a licensed, non-profit organization, our mission is to improve the health and well-being of individuals with addiction issues, their families and the communities we serve through a continuum of residential and outpatient support services, education and leadership.

In delivering on our mission, Turning Point (1) implements positive solutions to a disease whose negative impact effects not only the addicted, but their families, co-workers and the entire community; (2) provides vulnerable individuals with the tools to acquire self-sufficiency; and (3) provides community education to break-down barriers to addiction and mental health issues.

Turning Point operates four residences in the Lower Mainland, providing 40 beds for men and women recovering from substance use:

- We have operated in Vancouver for 31 years. We provide 22 beds for men and women in two homes in a residential neighbourhood two blocks from City Hall.
- We have operated our men's house in Richmond for 20 years. Our current Odlin Road residence provides nine beds for men and opened in 1999.
- We have operated our women's house in Richmond for over 18 months. We currently lease a city-owned house and provide nine beds for women.

Turning Point is registered under the *Society Act of British Columbia* and is governed by a Board of Directors that meets monthly.

- Turning Point is licensed under BC's *Community Care Adult Facilities Act* and is subject to regular inspections.
- Turning Point's employees are professionally trained addictions Counsellors, Master's level therapists, and/or Canadian Addiction Counsellor (CAC) Certified.

A long and successful track record

In the past 31 years, Turning Point has served more than 3,500 men and women with problematic substance use issues.

- Turning Point's program is effective. On average, approximately 75% of our clients remain drug and alcohol-free one year after coming to our program.
- Turning Point has proven itself to be a good neighbour in Richmond and in Vancouver, with no community safety incidents in our 31 year history.



Addiction affects everyone. Our residents come from all walks of life, all levels of society and all ethnicities.

- Our residents choose to come to Turning Point to live a new life without alcohol or drugs
- Individuals requesting placement must have an assessment and referral form completed by a health care worker
- Absolutely no alcohol or illegal drugs are permitted at Turning Point
- Turning Point has established house rules that must be respected
- There is a Turning Point staff person on site 24/7
- Our residents are required to attend 12-step or other recovery support groups in the community to advance their recovery and develop a support system for aftercare

What is residential support recovery?

- The provision of accommodation, including a bed, food, prescribed medication as indicated, and supportive counselling services provided by qualified staff
- A safe and supportive residential environment to facilitate the physical, mental, emotional and spiritual recovery of the individual
- Best and Emerging-practices interventions
- Evidence-based individual & group counselling & life skills training
- Assistance with transition into community, and housing

Benefits of Services

- Provides supportive programming and housing for vulnerable citizens in our community including those that may be homeless or at-risk of homelessness and;
- Assists individuals to regain their independence and reintegrate into, and become contributing members of, their families and our community;
- Helps reduce the cost of addictions and homelessness through reduced health care, policing, corrections, social services costs and productivity losses;
- Improves health outcomes and fosters healthier individuals, families and communities
- Each dollar invested in substance abuse treatment saves taxpayers \$7.46 in societal costs (RAND Corporation)
- Substance abuse treatment represents a greater than 7:1 ratio of benefits to costs (California Department of Alcohol and Drug Programs, 2001)
- Reduced emergency room visits – 32%
- Reduced hospital bed use – 57%
- Reduced average lengths of hospital stays – 29%
- Institutional/emergency intervention costs are 60-110% more than supported housing costs
- Total savings related to criminal justice, health and social services are between \$6,000 to \$12,000 annually for each supported housing unit



About Turning Point's Proposal



Turning Point Recovery Society, with support from the District of North Vancouver, BC Housing, Vancouver Coastal Health, and our service partners on the North Shore, is seeking to develop the property at 2670 Lloyd Avenue for the purposes of providing 9 support recovery beds for women with addiction issues in need of residential programs and services.

- Our goal is to help individuals who are engaged in recovery from addiction but who require residential support.
- Women from the North Shore will be given priority placement to make it easier for them to get the help they need, when they need it, within their own community.

Project funding

Turning Point is proposing this development with funding support from the District of North Vancouver (land), BC Housing, and Vancouver Coastal Health.

Need for Service

In August 2012, a questionnaire was sent to 11 North Shore non-profit community service organizations and provincial health care agencies who served people with alcohol and drug issues; and in many cases, both A & D and concurrent mental, physical and/or family issues.

Of 11 questionnaires sent, 7 organizations had responded at the time of writing.

The opinion survey was intended to obtain feedback from knowledgeable North Shore professionals who served those populations involved with, and suffering from, addictions and concurrent addiction and related health and family issues.

The focus of the survey was to establish whether, in the opinion of respondents, there was an evidence-based need to establish a Supportive Recovery Residence on the North Shore given their experience with the clientele they serve. 100% of those surveyed supported the development of residential addiction recovery services on the North Shore.

Currently, no residential treatment or supportive recovery facilities exist on the North Shore. There is also no withdrawal management/detox facility on the North Shore. Anyone requiring these services must be transferred or referred to resources in other municipalities, with resources in the City of Vancouver being the recipient of the majority of such transfers and referrals.



Letter of Support – VCH Coastal



Mental Health & Addictions
Lions Gate Hospital
231 East 15th Street
North Vancouver, BC V7L 2L7
604-988-3131

November 5, 2012

Mayor Walton and Council
District of North Vancouver
355 West Queens Road
North Vancouver, BC
V7N 4N5

Dear Mayor Walton and Council:

Homelessness, mental health and addiction are among the most significant social issues affecting our communities. They are interrelated and their prevalence is increasing, negatively affecting the quality of life of all our citizens. These are issues that we must continue to address.

That is why we are pleased to support the proposed introduction of a nine-bed women's support recovery centre in the District of North Vancouver by Turning Point Recovery Society.

VCH believes that people with addiction and mental health problems need community support to enhance their recovery, and housing is an important component in that recovery. Facilities such as this provide residents with short- and long-term living arrangements, skills training, peer support, and counseling.

VCH has been engaged in discussions with Turning Point since January 2010 with respect to their plan to expand their services to the North Shore and, while we support their proposal to develop a support recovery home for women in the District of North Vancouver, operating funding for the facility is still under discussion.

If you have any questions and would like to discuss this matter further, please do not hesitate to contact me at 604-904-3567.

Sincerely,

Elizabeth Stanger
Director, Mental Health & Addictions, Coastal
Vancouver Coastal Health

cc: Suzy Lunn, Social Planner, Sustainable Community Development



Letter of Support – Lookout Society



January 15, 2012

To Whom It May Concern:

As the operators of North Vancouver's only adult homeless shelter and transitional housing, we witness firsthand the devastating effects that mental health and addiction can have on the lives of North Shore's citizens. These two issues, of course, are interrelated, and they consistently play a role in creating homelessness and preventing currently homeless individuals and families from rebuilding independent lives. One of the most significant challenges we face on a day to day basis is the lack of appropriate services on the North Shore. People who are affected by problems such as addiction often prefer to address these issues in their home community, and building localized support networks is essential to the ongoing success of people in recovery.

For this reason, our organization is pleased to support Turning Point Recovery Society's proposal to develop a nine-bed women's addictions support recovery home in the District of North Vancouver. Turning Point is a licensed, non-profit organization that has been in operation for over 30 years improving the health and well-being of individuals with addiction issues. Their programs and services provide positive solutions to a problem that negatively impacts not only the addicted, but their families, co-workers and our entire community.

We have referred clients to their services in Vancouver many times, and have always found them willing to serve the population we work with on the North Shore with compassion and flexibility. We have seen them help many of our clients achieve their goals of stability, recovery, and hope.

The property that Turning Point seeks to develop at 2670 Lloyd Avenue, North Vancouver is an ideal location for a women's support recovery residence. The semi private location will allow for women to pursue recovery in the kind of natural environment that makes the North Shore so special.

The District of North Vancouver has always been supportive of the work we do at Lookout on the North Shore, and we believe that by working together with Turning Point and other service organizations, we can muster the courage to solve one of the most critical health care issues facing our communities today. We look to Council to demonstrate their leadership and commitment to helping our own by supporting Turning Point's proposal.

Respectfully,

A handwritten signature in cursive script that reads 'Linda Fox'.

Linda Fox
North Shore Housing Centre
705 West 2nd Street
North Vancouver, BC V7M 1E6
T. 604-982-9126 F. 604-982-9127
lindaf@lookoutsociety.ca

Celebrating 40 years of solutions to homelessness
North Shore Housing Centre, 705 West 2nd Street, North Vancouver, BC V7M 1E6
T: 604.982-9126 F: 604.982-9127 E: info@lookoutsociety.ca www.lookoutsociety.ca



Turning Point's proposal will not affect property values in the surrounding neighbourhood

- Turning Point's 31-year experience in residential neighbourhoods in Richmond and Vancouver demonstrates that our recovery homes have not led to a decrease in the value of adjacent properties or a decrease in the number of home sales.
- A January 2007 literature review by CARMHA (Centre for Applied Research in Mental Health and Addiction) at SFU showed that property values do not decline in neighbourhoods with supportive housing. The report looked at 18 different studies and found there was no significant effect on either the sales price of homes in the neighbourhood or on the number of sales.
<http://www.city.vancouver.bc.ca/commsvcs/housing/supportivehousingstrategy/faq.htm>
- A 1996 study by the Housing Ministry in BC looked at the impacts of seven social housing projects on neighbouring property values. The study demonstrated that social housing projects have not had a negative impact on the sale prices of nearby homes based on a comparison with a control area.
<http://www.city.vancouver.bc.ca/commsvcs/housing/supportivehousingstrategy/faqs.htm>
- Sometimes homeowners resist changes to their neighbourhoods, saying their property values may go down. "New research by the Ministry of Social Development and Economic Security shows that these fears are unfounded: when a social housing development comes to a neighbourhood, property values are not negatively affected. The research shows that non-market housing does not have a negative impact on the selling price of private homes nearby.
http://www.housing.gov.bc.ca/pub/htmldocs/pub_NIMBY.htm
- In most of the communities, the value of homes in the impact area did not decrease after the non-market development was occupied. Most often, the average prices increased more in the impact area than the adjacent control area, without non-market housing.
http://www.housing.gov.bc.ca/pub/htmldocs/pub_NIMBY.htm



Turning Point is safe, our residents are safe, and the Lloyd Avenue neighbourhood will be safe

- When Turning Point moved to Odlin road in 1999, residents reacted angrily and voiced concerns about community safety. Those concerns have never materialized.
- In our 31 year history in Richmond and Vancouver, Turning Point has never been involved in a community safety incident.
- In Vancouver, there are many facilities similar to what Turning Point is proposing on Lloyd Avenue. A review of complaints filed with the City of Vancouver's Licenses and Inspection Department and the Vancouver Police Department demonstrates that concerns about personal safety, increased property crime or drug activity in neighbourhoods with supportive housing have not been substantiated.

A former RCMP Superintendent is on record stating: "the RCMP believes the only way to truly reduce crime and disorder is by tackling problems at the root and engaging in a long-term, holistic approach. Housing, treatment and recovery are all major factors if we are really going to solve the problem. Those recovering from addiction need our support. "

- Turning Point's residents are voluntary and have made a choice to actively participate in our program, engage in recovery from addiction and live a new life in an environment free from alcohol or drugs. Moreover, absolutely no alcohol or drugs are permitted at Turning Point.
- The reality today is that governments and law enforcement agencies see organizations like Turning Point as a solution to crime and disorder.
- A literature survey conducted by CARMHA (Centre for Applied Research in Mental Health and Addiction) at SFU concluded that, "proposals to establish supportive housing typically encounter some degree of neighbourhood resistance – often expressed as fears regarding increased crime or declining property values. The opinions of neighbours have, however, been reported to change over time, with initial opposition being replaced by the view that residents of community housing facilities are good neighbours."
<http://www.city.vancouver.bc.ca/commsvcs/housing/supportivehousingstrategy/faq.htm>
- The CARMHA literature survey concluded that there was no statistically significant evidence that supportive housing led to increased crime rates. In fact, "despite the diversity across studies, there is consistent support for the positive impact of housing on health and social outcomes for people with substance use and mental disorders."



MYTH	FACT
<p><i>There is no need for Turning Point's services on the North Shore</i></p>	<p><i>This statement is incorrect. There is a great need for the residential recovery services that Turning Point is proposing.</i></p> <ul style="list-style-type: none"> • There are currently NO licensed residential services for individuals with addiction issues on the North Shore. Individuals seeking residential care must leave their home community for help; often travelling to the Downtown Eastside of Vancouver to access services. • A survey of social service professionals on the North Shore completed in July 2012 indicated that there is an overwhelming need and support for Turning Point's proposed services.¹
<p><i>Turning Point's proposal will negatively affect the safety of the neighbourhood</i></p>	<p><i>This statement is false. It also wrongly implies that Turning Point's residents are somehow dangerous.</i></p> <ul style="list-style-type: none"> • Turning Point has been operating in Richmond for more than 20 years and in Vancouver since 1982 without incident. No incident report has ever been filed against Turning Point with the City of Vancouver in our 30 years of operations. • A review of complaints filed with the City of Vancouver's Licenses and Inspection Department and the Vancouver Police Department for existing addictions and mental health supported housing demonstrated that concerns about personal safety, increased property crime or drug activity have not been substantiated.² • In 30 years of experience with affordable addictions housing in Vancouver, there is no evidence that there has been an increase in crime in areas around these buildings.³
<p><i>Turning Point's residence will attract drug dealers or other undesirables into the neighbourhood. Drug paraphernalia will be found in the park and surrounding areas.</i></p>	<p><i>This statement is false.</i></p> <ul style="list-style-type: none"> • Turning Point residents come voluntarily and have made a choice to actively participate in our program, engage in recovery from their addiction and live in an environment free from alcohol or drugs. • There is no demand for illegal drugs at Turning Point residences. Where there is no demand, there is no need for supply. • Turning Point employs a zero tolerance policy. Residents that are found in possession of prohibited substances are discharged from the program. Referrals are made for an alternative placement and the resident is assisted in relocating.

¹ Turning Point Recovery Society, *Needs Assessment North Shore Survey Summary Report July 2012*

² City of Vancouver, Housing Centre, *Supportive Housing Strategy for Vancouver Coastal Health's Mental Health & Addictions Framework, June 2007*.

<http://www.city.vancouver.bc.ca/commsvcs/housing/supportivehousingstrategy/pdf/StrategyJune2007.pdf>.

³ City of Vancouver, Housing Centre, *Frequently asked Questions, October 2007*:

<http://www.city.vancouver.bc.ca/commsvcs/housing/supportivehousingstrategy/faq.htm>.



MYTH	FACT
<p>Turning Point should not be located on Lloyd Road because it is close to the schools, parks, and liquor stores etc. in Edgemont Village</p>	<p><i>This statement is inaccurate. These types of concerns are unsubstantiated. They also wrongly imply that Turning Point's residents are somehow dangerous.</i></p> <ul style="list-style-type: none"> • Turning Point residents are voluntary and have made a choice to actively participate in our program, engage in recovery from their addiction and live in an environment free from alcohol or drugs. • A January 2007 literature survey conducted by the Centre for Applied Research in Mental Health and Addiction at SFU concluded that, "proposals to establish supportive housing typically encounter some degree of neighbourhood resistance – often expressed as fears regarding increased crime or declining property values. The opinions of neighbours have, however, been reported to change over time, with initial opposition being replaced by the view that residents of community housing facilities are good neighbours. Community studies suggest that there is no negative impact on safety or property values. Most residents are unaware of the presence of community residences in their neighbourhood."⁴ • The literature survey concluded that there was no statistically significant evidence that supportive housing led to increased crime rates. In fact, "despite the diversity across studies, there is consistent support for the positive impact of housing on health and social outcomes for people with substance use and mental disorders. Moreover, evidence suggests that this type of housing can have a minimal (or even positive) impact on the neighbourhoods in which they are sited."⁵
<p>Turning Point's proposal will negatively affect property values in the neighbourhood.</p>	<p><i>This is not true. Turning Point's residences in Richmond and Vancouver have not affected the values of adjacent residential properties.</i></p> <ul style="list-style-type: none"> • Turning Point's experience supports the results of various studies that demonstrate that housing values do not decrease due to the siting of a support recovery residence or facility similar in nature to that being proposed by the Society. Sales in the neighbourhood of the Richmond and Vancouver sites have been consistently aligned with prices throughout Metro Vancouver. • A literature review by CARMHA (Centre for Applied Research in Mental Health and Addiction) at SFU showed that property values have not declined in neighbourhoods with supportive housing. The report looked at 18 different studies and found there was no significant effect on either the sales price of homes in the neighbourhood or on the number of sales.⁶ • A study conducted by CitySpaces Consulting Ltd. found that house prices in residential areas where social housing projects exist in North Vancouver were not impacted by the presence of the group homes. Average sale prices tended to increase at relatively the same rate in the impact area and control neighbourhood, as well as in the overall North Vancouver area during the study period.⁷ • Turning Point has been complimented on how well our sites are maintained adding value to the neighbourhood with properties that are neatly landscaped and include seasonal gardens.

⁴ The Centre for Applied Research in Mental Health and Addiction, Faculty of Health Sciences, Simon Fraser University, *Housing for People with Substance Use and Concurrent Disorders: Summary of Literature and Annotated Bibliography*, January 2007: Page 3.

⁵ The Centre for Applied Research in Mental Health and Addiction, Faculty of Health Sciences, Simon Fraser University, *Housing for People with Substance Use and Concurrent Disorders: Summary of Literature and Annotated Bibliography*, January 2007: Page 4.

⁶ City of Vancouver, Housing Centre, *Frequently asked Questions*, October 2007: (<http://www.city.vancouver.bc.ca/commvcs/housing/supportivehousingstrategy/faq.htm>)

⁷ CitySpaces Consulting Ltd., *Towards More Inclusive Neighbourhoods - Property Values Unaffected by Non-Market Housing*, February 1996.

RESIDENTIAL SUPPORT RECOVERY NEEDS ASSESSMENT

SUMMARY REPORT

BACKGROUND

In August 2012, a questionnaire was sent to 11 North Shore non-profit community service organizations and provincial health care agencies who served people with alcohol and drug and in many cases, both A & D and concurrent mental, physical and/or family issues.

Of 11 questionnaires sent, 7 organizations had responded at the time of writing.

The opinion survey was intended to obtain feedback from knowledgeable North Shore professionals who served those populations involved with, and suffering from addictions and concurrent addiction and related health and family issues.

The focus of the survey was to establish whether, in the opinion of respondents, there was an evidence-based need to establish a Supportive Recovery Residence on the North Shore given their experience with the clientele they serve.

Currently, no residential treatment or supportive recovery facilities exist on the North Shore. There is also no withdrawal management/ detox facility on the North Shore. Anyone requiring these services must be transferred or referred to resources in other municipalities, with resources in the City of Vancouver being the recipient of the majority of such transfers and referrals.

SURVEY RESPONSES

The survey contained 10 questions. A summary of responses to each question follows:

1. Given the work you do, in your opinion, would you say there is an addiction problem on the North Shore? If yes, are there sufficient resources & services available to address the need?

Response: All respondents answered in the affirmative to this two-part question as to whether there is an addiction problem on the North Shore.

As to the 2nd part of the question about whether there are sufficient resources and services, responses were uniform about the lack of services on the North Shore for adults and the limited access to treatment beds on the North Shore for youth.

2. What are the top 3 addiction recovery needs and priorities on the North Shore today?

Responses: Responses to this question reflected the lack of resources stated in Question 1, but varied based on their clientele and service focus. For youth, respondents identified detox, residential treatment and education as priorities. A Crisis Centre specifically identified a safe, accessible detox centre for youth, while other respondents noted detox, treatment and supportive recovery residences as priorities in no specific order of priority. The Health Authority further reported that there needs to be outpatient counselling services, supportive housing and withdrawal management services

3. In your opinion, what is, or should be the single highest priority for addiction recovery services or programs on the NS?

Responses: Here again, responses varied according to the agency lens through which addictions were viewed for specific clientele. For youth, one agency representative stated the need for a 3-month minimum stay residential treatment facility (See attachment re definitions). For adults, one respondent identified all three as priorities - detox, treatment and supportive recovery residence. Another cited a supportive recovery residence and yet another cited "easy access (to resources and services) to address the addiction." Finally, one noted the priority for, "residential treatment program for male and female, with aftercare support services"

4. A. Is there a need for a Support Recovery residence on the North Shore? B. If so, is the need is greater for men or women?

Responses: A. All respondents stated yes. B. Respondents varied as to whether the priority ought to be for Men or Women. However, with no Supportive Recovery residence available for either men or women, a case can be made for either and both.

5. Provide a brief profile of the individuals you know or anticipate would require or benefit from a SR residential environment.

Responses: As with previous responses to earlier survey questions, respondents' responses reflected the clientele served, from women who have suffered abuse in childhood or adulthood, youth struggling with concurrent disorders and family breakdown, to homeless and street entrenched youth and adults. Adults actively engaged in treatment without access to safe and supportive living environments would also benefit from residential services on the North Shore.

6. Do you know approximately how many individuals per month, if any, you have referred for residential addiction services to facilities that are not on the North Shore in the past year?

Responses: Respondents indicated that the number of Monthly or Annual referrals they have been making – whether successfully or unsuccessfully – for residential addiction services outside the North Shore are as follows:

- 1-2 Females per month from NSCSS
- 20 individuals receiving services with the Health Authority
- 5 Street Entrenched Males per month aged 19-34 from HFSS
- 30 Referrals per year (2.5 referrals per month from LEAS
- A minimum of 3 males and females (ratio not declared) per month from CMHA North & West Vancouver Branch
- 6 youths per year are referred by WV Community Services
- Combined Totals based on only 5 of 11 organizations responding = Up to 15 Males and 11 Females per Month referred to a Support Recovery Residence for a total of approximately 312 individuals per year

7. Would your organization make referrals to a Support Recovery Residence if one were established on the NS?
8. If yes, how many referrals would you anticipate you would make per month?

Responses: All respondents indicated that they would make referrals to a Supportive Recovery residence. Respondents projected that they would anticipate they would make the following number of referrals to a Supportive Recovery Residence:

- 1-2 Females per month from NSCSS
- 3-5 clients per month from the Health Authority outpatient addictions program
- 5 - 7 Street Entrenched Males per month aged 19-34 from HFSS
- 5 - 10 Referrals per month (3-6 males and 2-4 Females) from LEAS
- A minimum of 3 males and females (ratio not declared) per month from CMHA North & West Vancouver Branch.
- Estimated 2 Males and 4 Females from WV Community Services
- Combined Totals based on 5 of 11 organizations Responding = Up to 15 Males and 11 Females per Month referred to a Support Recovery Residence

9. If not from your organization, what other organizations are most likely to make referrals to a SRR?

Responses: The 7 Respondents mentioned the following additional public agencies and non-profit and volunteer organizations as potential referral sources to a Supportive Recovery Residence:

- Public Health, Youth Services and MCFD
- Family Services of the North Shore, Safe House
- Vancouver Coastal Health Mental Health and Addictions Teams, North Shore Alliance Church, Salvation Army, Harvest Project
- School Districts (including school-based youth workers), All North Vancouver Outreach Services & Youth Workers, NA, AA, WVPD & Victim Services, Parkgate, and North Shore Neighbourhood House

10. Would you be interested in joining an ad hoc committee to help establish a SRR on the North Shore?

Responses: Of 7 Respondents, five answered YES and 2 indicated they wanted additional information about the committee

1. Develop – Distribute Key Messages
2. Meet with Stakeholders, Community Associations
3. Neighbourhood Notification - door to door
4. Neighbourhood Information Meeting
 - a. Review Frequently asked Questions, Facts and Myths Handouts
5. Establish Community Advisory Committee (CAC)
6. Monthly meetings with CAC's, email notifications and updates as required
 - a. CAC's to meet during development, construction and after opening

ROCKANDEL&ASSOCIATES

*Building Success Through Process Facilitation,
Community Engagement & Partnership Planning*

**TURNING POINT
PUBLIC INFORMATION
MEETING SUMMARY REPORT**

To: Steven Petersson, Development Planner, District of North Vancouver
E: peterssons@dnv.org

From: Catherine Rockandel, IAF Certified Professional Facilitator, Rockandel & Associates
Tel: 1-604-898-4614 E: cat@growpartnerships.com

Re: Turning Point Recovery Society Public Information Meeting Summary

Date: March 22, 2013

Event Date: Tuesday, March 12, 2013
Time: 6:30 PM – 8:30 PM
Location: Capilano Elementary School, 1230 West 20th Street, North Vancouver
Attendees: Thirty-seven (37) people signed in for the meeting. Several people did not sign-in, for a total of forty (40) people in attendance.
Comment Forms: Eleven (11) comment forms were submitted at the meeting and provided to Stephen Petersson, District of North Vancouver

Notification

Flyer Invitation

Invitation packages were distributed to residents within a 75-metre radius of the site, as per the District of North Vancouver map.

Site Sign

There was one site sign erected on the site at 2670 Lloyd to notify the community of the meeting as per District of North Vancouver requirements.

Newspaper Advertisement

Two (2) advertisements were placed in the North Shore News, on Wednesday, March 6 and Sunday, March 10, 2013. In addition, some text advertising the PIM was included in the Thursday, March 7th District Dialogue, which is distributed with the North Shore Outlook newspaper.

Attendees: Thirty-seven (37) people signed in for the meeting. Three people did not sign-in, for a total of forty (40) people in attendance. In addition, the following project team members, and District of North Vancouver staff and Councillors were in attendance.

District of North Vancouver

Stephen Petersson, Development Planner
Bryan Bydwell, General Manager of Planning, Property and Permits
Suzy Lunn, Social Planner
Susan Rogers, Section Manager, Parks

Julie Pavey, Section Manager, Environmental Sustainability
Phil Chapman, Social Planner
Ryan Malcolm, Real Estate and Properties
Doug MacKay-Dunn, Councillor

Project Team

Casey Clerkson, CPA Development Consultants
Jack Clerkson, CPA Development Consultants
Anthony Boni, Boni-Maddison Architects

Turning Point Recovery Society

Brenda Plant, Executive Director,
Val Nay Administration
Brendan O'Brien – Site Manager Richmond Men's
Sheena Edgar – Acting Site Manager & Counsellor, Richmond Women's
David Chung – Counsellor Vancouver
Gary Schubak – President
Marc Strongman – Vice President Development
Sean Collings – Treasurer
Gord Argue – Member at Large
Jeanie Lamb – Member at Large

Facilitator

Catherine Rockandel, Rockandel & Associates

OVERVIEW

The Public Information Meeting was designed to provide several methods for the public to share information and engage in the process. From 6:30pm to 7:15pm an informal Open House provided opportunities for the public to visit information booths on key topics and have one-on-one conversations with the project team and District of North Vancouver staff. The information booths focused on DNV Rezoning and Land Use Process, Murdo Frazer Park, Environmental Sustainability, Proposed Design and Site Plan, and Turning Point Programming.

At 7:15pm until 8:30pm a facilitated dialogue provided an opportunity for the public to identify and discuss their concerns.

PUBLIC DIALOGUE: (Index: Q: Questions C: Comment A: Answers)

C1: There are drug dealers currently operating in the neighbourhood and the park is "busy" with public bathroom rendezvous causing neighbourhood concerns. There is also an overall neglect of neighbourhood (lights in park)

A1: Turning Point residence would be a beacon of light to drive out negative behavior. Drug dealers are not attracted to a place where there is no demand. We would also provide more eyes on the street

C2: I am executive director of a Capilano community service organization. We are in support of project and can also send youth outreach workers to investigate current activities in bathroom

C3: This proposal would bring addicts from elsewhere into neighbourhood

A3: The women that would reside in residence are stabilized. They are at Turning Point because they want to get better.

C4: This appears to be a done deal and that it is being fast tracked

C5: Do not want to be seen as not compassionate, and don't want to have issue framed, as we are 'bad' people if we don't support the proposal. I am concerned about safety, traffic and loss of park space. I didn't know about Alternative Approval Process (AAP) until it failed. I feel it was poorly advertised. The AAP – 10% threshold is absurd. I would feel unsafe with Turning Point in neighbourhood.

C6: Feel DNV is downplaying park loss. I want council to protect DNV parks. There are few passive recreation uses in the park. I oppose further erosion of this park. Think this sets a bad precedence of private use in parkland.

Q7: Support proposal: parks are good for healing. These women could be your sister, mother, daughter, or neighbor. Are North Shore women going to be given priority?

A7: Turning Point residences are well integrated into community and yes we would look to meet the demand of North Shore residents first

A8: Why spend \$ on Turning Point when we need sidewalks and lights – where is the win for the local area residents?

Q9: I am wondering how you plan to attain park look and feel after construction? I am a master gardener and believe you could beautify property with gardens. I would be willing to get involved to help

A9: There would be vegetable gardens, paths. We welcome the involvement of residents

C10: Wondering about local working group, who is part of it, what is structure?

A10: Comprised of DNV staff, turning point and local residents. The working group would be guided by protocols to have good power dynamic and working partnership

C11: Opposed to this proposal due to erosion of parkland and the use of expensive parkland. Keep parkland for larger public, not a small number of residents. Also concerned about encroachment on creek. There is a den of coyotes near the creek.

C12: I am supportive but think the DNV needs to address perception of neighbourhood neglect (no noise fence, sidewalks, etc)

C13: A member of public praised participants for lack of acrimony in the meeting

C14: There is a gap in services on the North Shore. People need to recover in home community

C15: Excited for the proposal. I am a family physician and this is a perfect site because it is a vacant lot

C16: I am an addiction counsellor from Turning Point Vancouver house. Our job is to save lives and I have seen that recovery houses work.

C17: We are a hardworking, middle class neighbourhood – not everyone privileged. This will erode the value of our homes.

C18: Moved to North Van to raise a family – protection of parkland important but so is demonstrating to our children that everyone is included and there is a place for people to be treated in their community

C19: One solution to the neighbourhood issues and feeling of neglect is for the DNV to consider community amenities, improvements to safety of neighbourhood

C20: I am a drug/alcohol counsellor on the North Shore. I am supportive because there are no facilities on North Shore.

Q21: What is the rate that Turning Point is paying?

A21: Nominal rate - \$10 for 60 years

C22: As staff of Turning Point we would invite you to visit us in Richmond or Vancouver we are a well run organization, with a home like environment

C23: I grew up in N Van, my brother took me to Lions Gate and we were referred to Cordova Detox. I stayed on Downtown Eastside and became an addict. It was not until I came to Turning Point I was able to turn my life around. If there had been a place to go on the North Shore maybe I would not had the experience I did.

C24: I am a principal in three secondary schools, dealt with many young people who are addicted and family members. I am supportive because I want to be part of a community that embraces all people

Open House Flip Chart Notes

Rezoning and Land Use Process

- I want to live in a community that solves problems creatively and supports all members of the community, including vulnerable populations
- I, too, want to live in a community that values and supports the least fortunate among us.... For this could be any one of us.
- People in the District value parks
- As population grows, pressure on parks rises
- High school students use the park for their projects
- This is a place for our sisters, mothers and daughters to recover in their own neighbourhood

Turning Point Recovery Society
Public Information Meeting Summary
March 12, 2013

- We want a recovery home
- Alternatives was shut down 2 years ago – no alcohol/drug recovery facility to refer people to.
- Without Turning Point we are going back to the Dark Ages
- Would you prefer to send your wife/daughter to a women's only recovery house?

Neighbourhood Improvement Requests

- Sidewalks
- Traffic calming – speed bumps on Lloyd Ave
- Street lighting
- Park lighting – see Parks booth, others?
- Highway noise wall – or other forms of noise mitigation (low noise pavement)
- Lack of parking
- Hwy – exit/entrance
- Equitable treatment to other areas of DNV
- Gladwin St in poor condition
- Traffic from camera crews
- Bathrooms in the park
- Police doing radar checks

Murdo Fraser Park

- Concerned about washrooms
- Golf course – storage across street that was intended for public use (fence has barb wire)
- Location of house in park is wrong location – creek should be protected and open to public
- House should be located in MF across from the golf course
- Existing house location should be kept for public use – community garden
- Traffic
- Support house location – quieter section
- Smoking in parks not permitted – how could this be dealt with on site?

Protection of the Natural Environment

- Highway sound bounces back from new wall on south side of highway right down Lloyd. Can this be baffled on south side? (MOTH)
- Need more trees planted on north side of highway
- Creek should be protected and trees planted