

**DISTRICT OF NORTH VANCOUVER  
PUBLIC HEARING**

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REPORT of the Public Hearing held in the Council Chambers of the Municipal Hall, 355 West Queens Road, North Vancouver, B.C. on Tuesday, September 15, 2015 commencing at 7:00 p.m.

**Present:** Mayor R. Walton  
Councillor R. Bassam  
Councillor J. Hanson  
Councillor R. Hicks  
Councillor D. MacKay-Dunn  
Councillor L. Muri

**Absent:** Councillor M. Bond

**Staff:** Mr. B. Bydwell, General Manager – Planning, Properties & Permits  
Superintendent C. Kennedy, RCMP, North Vancouver Detachment  
Mr. D. Milburn, Deputy General Manager – Planning & Permits  
Mr. J. Gordon, Manager – Administrative Services  
Mr. R. Malcolm, Manager – Real Estate and Properties  
Ms. J. Paton, Manager – Development Planning  
Ms. N. Letchford, Planner  
Ms. A. Mauboules, Social Planner  
Ms. C. Archer, Confidential Council Clerk

**The District of North Vancouver Rezoning Bylaw 1331 (Bylaw 8124)**

*Purpose of Bylaw:*

Bylaw 8124 proposes to amend the Group Home Regulations specific to the Burr Place site to permit ten people (nine in care) in a single family home built under the site's Single Family Residential 7200 (RS3) zoning.

**1. OPENING BY THE MAYOR**

Mayor Walton welcomed everyone and advised that the purpose of the Public Hearing was to receive input from the community and staff on the proposed bylaw as outlined in the Notice of Public Hearing.

In Mayor Walton's preamble he addressed the following:

- All persons who believe that their interest in property is affected by the proposed bylaw will be afforded a reasonable opportunity to be heard and to present written submissions;
- Use the established speakers list. At the end of the speakers list, the Chair may call on speakers from the audience;
- Speakers will have five minutes to address Council for a first time and are asked to begin remarks to Council by stating their names and addresses;
- After everyone who wishes to speak has spoken once, speakers will then be allowed one additional five minute presentation;

- Any additional presentations will only be allowed at the discretion of the Chair;
- All members of the audience are asked to refrain from applause or other expressions of emotion. Council wishes to hear everyone's views in an open and impartial forum;
- Council is here to listen to the public, not to debate the merits of the bylaw;
- The Clerk has a binder containing documents and submissions related to this bylaw which Council has received and which attendees at the Hearing are welcome to review;
- Everyone at the Hearing will be provided an opportunity to speak. If necessary, the Hearing will be continued on a second night;
- At the conclusion of the public input Council may request further information from staff which may or may not require an extension of the Hearing, or Council may close the Hearing after which Council cannot receive further new information from the public; and,
- The Public Hearing is streamed live over the internet and recorded in accordance with the Freedom of Information and Protection of Privacy Act.

## **2. INTRODUCTION OF BYLAW BY CLERK**

Mr. James Gordon, Municipal Clerk, introduced the proposed bylaw stating that Bylaw 8124 proposes to amend the Group Home Regulations specific to the Burr Place site to permit ten people (nine in care) in a single family home built under the site's Single Family Residential 7200 (RS3) zoning.

## **3. PRESENTATION BY STAFF**

Ms. Natasha Letchford, Planner, and Ms. Annie Mauboules, Social Planner, advised that:

- The proposal is for a text amendment to the definition of Group Home for the site to allow a Men's Support Recovery Home operated by Turning Point Recovery Society with 10 residents, nine of which would be in care;
- Under existing Zoning, Group Homes are permitted in all single family residential areas for up to eight persons, with six persons with special needs;
- The site is located on the south side of the 2400 block of Burr Place, south of Mt. Seymour Parkway and west of Berkley Road;
- Kiwanis Care Centre is the sole neighbour on Burr Place and is located to the west of the site, vacant District land is located across the street and adjacent to the site, and Canlan Ice Centre is located to the east;
- The site is zoned Single Family Residential RS3 and is designated Residential Level 5: Low Density Apartment in the Official Community Plan (OCP); and,
- The site is located in Protection of Natural Environment and Wildfire Hazard Development Permit Areas, which would require Development Permits before a building permit could be issued.

They further noted that Turning Point Recovery Society is proposing a residential program to support men recovering from drug and alcohol addiction. Similar to the Women's Support Recovery House that recently opened on Lloyd Avenue, the men's house would be staffed 24 hours a day, seven days a week, offer a five month maximum stay and operate under a zero tolerance policy for drug and alcohol use. North Shore residents would have priority placement. Residents would benefit from a safe and

structured, abstinence-based program that would provide them with the skills and tools they require to recover from addictions.

The largest provider of outpatient addiction services on the North Shore, Stepping Stones, estimates they refer an average of three to four men per week to residential support recovery and treatment programs elsewhere in the Vancouver area. Stepping Stones staff indicate there is a need for eleven adult residential support recovery beds on the North Shore. Project partners are the District of North Vancouver, North Shore Substance Abuse Working Group, Turning Point Recovery Society, BC Housing and Vancouver Coastal Health. Partners are exploring options to establish a nine-bed, 4,200 square foot support recovery home within the municipality.

Subject to rezoning approval, the District will provide the land for a nominal fee for a sixty year term lease, BC Housing will provide the capital to build the house and Vancouver Coastal Health will provide annual operational funding.

The house will meet all size and setback requirements of the existing RS3 Zoning and the proposal supports the OCP by:

- Facilitating the delivery of accessible community services and social programs to meet the current and future needs of all District residents;
- Supporting and advocating for coordinated programs and services to prevent and address crime, violence and substance abuse; and,
- Supporting the development of supportive housing for those with mental health and/or addiction issues.

The proposal will meet the required building and energy performance baselines as required by the Green Building Policy. A Construction Traffic Management Plan would be required to ensure the construction impacts on residents are minimized.

Community consultation began in January 2015 with staff informing residents door to door along Windridge Drive and Browning Place about the proposal and gathering early feedback. An information meeting and Open House was held in February 2015. A facilitated public information meeting in March 2015 was attended by approximately 350 people. Based on feedback from the meeting, the project was moved from a District-owned site on Windridge Drive to a District-owned site on Burr place to address concerns that were raised. When the project site was moved, District staff met with Kiwanis Care Centre staff, residents and family as the Kiwanis Care Centre would be the only neighbour adjacent to the proposed new location.

All of the feedback raised by the community has been taken into consideration and addressed by Turning Point Recovery Society as part of their rezoning application.

#### **4. PRESENTATION BY THE APPLICANT**

Nil

#### **5. REPRESENTATIONS FROM THE PUBLIC**

##### **5.1. Ms. Christine Miller, 1400 Block Emerson Way:**

**IN FAVOUR**

- Spoke in support of the proposal and the location within her neighbourhood;

- Advised that she visits the women’s Turning Point recovery house on Lloyd Avenue as part of her work and is impressed with commitment of the residents to be responsible neighbours; and,
- Commented on the green and natural environment of the Burr Place site.

**5.2. Mr. Barry Fenton, 2700 Block Byron Road: IN FAVOUR**

- Spoke in support of the proposal;
- Commented that the testimonials at earlier Public Information Meetings show the need on the North Shore for a residential recovery house;
- Remarked that having to move out of the community during recovery places stress on families;
- Complimented Turning Point’s reputation and proven history; and,
- Commented that District staff have listened to public input and chosen a good location.

**5.3. Dr. Christopher Hunter, 2600 Block Byron Road: IN FAVOUR**

- Spoke in support of the proposal as a psychiatrist who works in addictions;
- Commented that a broad net of support is needed to help people deal with their drug and alcohol addictions;
- Commented on the recovery process and the importance of community support and engagement; and,
- Commented that Turning Point is particular about the clientele accepted into their programs.

**5.4. Ms. Marie Bensley, 3800 Block Calder Avenue: IN FAVOUR**

- Spoke in support of the proposal;
- Commended Turning Point’s reputation as a well-run organization;
- Discussed the daily structure and comprehensive programs to help residents develop life skills and take care of medical needs; and,
- Noted that parking is not an issue as most residents will not have vehicles while in recovery, but proximity to bus routes is needed.

**5.5. Mr. Dave Iverson, 500 Block Browning Place: OPPOSED**

- Spoke in opposition to the proposal;
- Opined that the proposal does not conform with the goal of the OCP to create a vibrant mixed-use centre while maintaining the character of a neighbourhood and protecting natural areas; and,
- Suggested the site be rezoned as a park.

**5.6. Ms. Leigh Bolli, 500 Block Browning Place: IN FAVOUR**

- Spoke in support of the proposal and its location within her neighbourhood;
- As an educator, she opined that facilities like Turning Point and Orchard on Bowen Island make a positive difference in communities; and,
- Remarked that addiction is already in local neighbourhoods.

**5.7. Mr. Jim Bensley, 3800 Block Calder Avenue: IN FAVOUR**

- Spoke in support of the proposal;
- Stated that those who choose recovery deserve support and encouragement from the community;

- Expressed appreciation and admiration for the staff and volunteers of Turning Point; and,
- Urged Council to approve the application.

**5.8. Mr. Don Peters, 600 Block West Queens Road: IN FAVOUR**

- Advised that the Community Housing Action Committee (CHAC) has reviewed the proposal and visited the site and are unanimous in their support;
- Suggested that a recovery house is desperately needed on the North Shore; and,
- Noted that residents will receive employment counselling and other services to help them become whole and productive citizens again.

**5.9. Dr. Mark Lysyshyn, 100 Block Esplanade Avenue: IN FAVOUR**

- Spoke in support of the proposal as the Vancouver Coastal Health Medical Health Officer for the North Shore;
- Commented on the need for programs to address substance abuse on the North Shore;
- Explained that support recovery services need to be in the communities where people live so they can effectively reintegrate; and,
- Noted that recovery services not only do not pose risks to children, but improve the health of the community.

**5.10. Mr. Ramon Melhado, 900 Block Berkley Road: IN FAVOUR**

- Spoke in support of the proposal and its location within his neighbourhood;
- Commented that failing to support the proposal would be contributing to a bigger problem in the future because the children and grandchildren of those struggling with addiction will suffer the consequences; and,
- Remarked that supporting people when they need help is the essence of Canadian society.

**5.11. Ms. Barb Emo, 900 Block Berkley Road: IN FAVOUR**

- Spoke in support of the proposal at the new site;
- Acknowledged the need for the facility; and,
- Commended Council for listening to feedback from neighbours and changing the site.

**5.12. Ms. Liza Laine, 900 Block Berkley Road: OPPOSED**

- Spoke in opposition to the proposed location due to its proximity to family homes;
- Expressed support for recovery houses in general;
- Expressed concern about the risk of theft and violence when residents relapse; and,
- Commented that she would not have bought in the neighbourhood near a recovery house and she is concerned about property values.

**5.13. Mr. Greg Laine, 900 Block Berkley Road: OPPOSED**

- Spoke in opposition to the proposal;
- Commented that more people live near the new site than the originally proposed site on Windridge;
- Expressed concern about the risk of theft from vehicles if residents relapse;

- Opined that a recovery house will not have a positive effect on the community; and,
- Expressed concern about property values.

**5.14. Ms. Jayce Allen, 2600 Block Standish Drive: IN FAVOUR**

- Spoke in support of the proposal;
- Observed that people with addictions are already in the neighbourhood and recovery houses are needed in every community;
- Noted that not everyone with an addiction is criminally involved; and,
- Stated that having a well-run, well-staffed house in our neighbourhood can make the community safer.

**5.15. Mr. Geoff Bodnarak, 1800 Block Lonsdale Avenue: IN FAVOUR**

- Spoke in support of the proposal as an Outreach Worker with the Canadian Mental Health Association;
- Stated that the community needs a men’s recovery house;
- Commented that many people who would have to leave their home community for treatment will not seek help as they would be leaving their support systems behind; and,
- Remarked that the site is a great location with recreational opportunities for residents.

**5.16. Ms. Pilar Camacho, 900 Block Berkley Road: OPPOSED**

- Spoke in opposition to the proposed location;
- Expressed support for recovery houses;
- Expressed concern for her safety and others using the woods in the area of the proposed site; and,
- Urged Council to consider a site further away from homes.

The Hearing recessed at 8:08 pm and reconvened at 8:13 pm.

In response to a question from Council about how the proposal fits within the OCP, staff advised that both the Zoning Bylaw and the OCP designate the site for residential use. Several policies in the OCP support the proposed use, including 7.4 Policy 1, which is to “Encourage non-profits, supportive housing groups, developers, senior levels of government and others to develop or facilitate the development of supportive housing for those with mental health and/or addiction issues.”

In response to a question from Council, staff confirmed the site would remain a District-owned asset, leased to BC Housing for a sixty year term.

In response to a question from Council, staff confirmed the site is within the Maplewood neighbourhood, outside the Blueridge neighbourhood boundaries.

In response to a question from Council, staff advised that Turning Point is not legally permitted to run criminal record checks on clients.

In response to a question from Council, staff advised that the property on Lloyd Avenue used for the women’s support recovery house remains designated park land.

Council asked if the community needs assessment had been released to the public. Staff advised the document is available in the Public Hearing binder and on the District website.

Mayor Walton asked if there were any other speakers.

**5.17. Ms. Colleen Murphy, 2100 Block Heritage Park Lane: OPPOSED**

- Spoke in opposition to the proposed location;
- Noted she is in favour of recovery homes on the North Shore and recognizes the need; and,
- Suggested building the home in an industrial area.

**5.18. Ms. Maria Wentzel, 500 Block Browning Place: OPPOSED**

- Spoke in opposition to the proposed location;
- Expressed concern about children walking to school past the home as well as the proximity to the Community Centre and daycare at Canlan Ice Sports;
- Noted she is not opposed to having a support recovery centre in the community; and,
- Suggested building the home further south in an industrial area.

**5.19. Ms. Roseanna Lynch, 2100 Block Windridge Drive: OPPOSED**

- Spoke in opposition to the proposal;
- Acknowledged that recovery houses are essential to the community;
- Stated that the site is too close to her home; and,
- Queried if members of Council would buy a house across from a recovery house.

**5.20. Mr. Blake Crock, 500 Block Browning Place: OPPOSED**

- Spoke in opposition to the proposal;
- Stated that he would not have purchased his home had there been a recovery house located in the neighbourhood;
- Suggested that a different location be selected for the home;
- Expressed concern about the District's notification process; and,
- Questioned why rezoning for extra residents is required.

**5.21. Mr. Jesse Miller, 500 Block Browning Place COMMENTING**

- Commended the new location;
- Advised that he will have no fear of Turning Point residents if the proposal is approved;
- Queried why criminal record checks would not be done for residents;
- Commented that there is a clear need in the community; and,
- Requested that the District and applicant provide some assurances for residents that North Shore residents will have priority placement.

**5.22. Mr. John Morris, 500 Block Browning Place OPPOSED**

- Spoke in opposition to the proposal;
- Remarked that he would not have chosen to buy in the neighbourhood where a recovery house was located;
- Expressed concern about security; and,

- Acknowledged that a recovery home is needed in the community.

Mayor Walton asked if there were any other speakers.

**6. QUESTIONS FROM COUNCIL**

Nil

**7. COUNCIL RESOLUTION**

**MOVED by Councillor BASSAM**

**SECONDED by Councillor MURI**

THAT the September 15, 2015 Public Hearing be closed;

AND THAT “The District of North Vancouver Rezoning Bylaw 1331 (Bylaw 8124)” be returned to Council for further consideration.

**CARRIED**  
(8:26 p.m.)

**CERTIFIED CORRECT:**

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Confidential Council Clerk