

ITEM	20
MANAGER'S REPORT NO.	50
COUNCIL MEETING	90/08/13

TO: MUNICIPAL MANAGER  
 1990 JULY 30

FROM: DIRECTOR PLANNING &  
 BUILDING INSPECTION  
 OUR FILE: 17.918

SUBJECT: SELECTION OF SPONSOR FOR GROUP HOME DEVELOPMENT ON MUNICIPAL SITE  
 AT 5861 HARDWICK STREET

PURPOSE: To recommend a sponsor/operator to develop a group home for  
 physically disabled adults on Municipal land.

RECOMMENDATION:

1. THAT Council authorize staff to make the necessary arrangements to lease the municipally-owned site at 5861 Hardwick Street at 75% of market value for sixty years to the Vancouver Resource Society for the development of a group home for five physically disabled adults.

R E P O R T

1.0 BACKGROUND

At its meeting of 1990 June 11, Council approved a staff recommendation to make available through a long-term lease arrangement the municipally-owned site at 5861 Hardwick Street for the development of a group home for five physically disabled adults. Council also authorized staff to advertise the site to potential non-profit sponsors through an expression of interest proposal call.

This report details the results of the expression of interest proposal call, summarizing the process for selecting a group home sponsor and outlining the rationale for staff's recommendation that the Municipality enter into a lease agreement with the Vancouver Resource Society to develop a group home on the subject site.

2.0 THE SELECTION PROCESS

The group home sponsor election process involved staff from the Planning and Legal Departments. The process used by staff to arrive at the recommendation for a group home sponsor consisted of several steps, including:

- i) advertisement of the expression of interest proposal call in newspapers and through personal contact with potential sponsors;
- ii) development of assessment criteria and of related questions to be asked of candidates in face-to-face meetings (see list of criteria and discussion of their weighting attached as Appendix 1);
- iii) review of written expression of interest proposals;
- iv) meeting with applicants to discuss their proposal and to obtain additional relevant information;

- v) tour of an existing project of each applicant to assess project's design and maintenance;
- vi) evaluation of application and project based on satisfaction of criteria and observations from tour.

Staff were aware of the implications of this first selection process for a group home on Municipal land. A successful or unsuccessful outcome could determine both the Municipality's willingness to free up Municipal sites for group homes in future and the community's acceptance of future group home initiatives.

### 3.0 SUMMARY OF INFORMATION FROM SUBMISSION AND SITE VISIT

Though several non-profit groups had verbally indicated their interest in developing a group home on Municipal land in Burnaby, for reasons particular to the availability of project funding and the site's compatibility with the client group, only one group submitted a proposal to the expression of interest call. A summary of the proposal and of staff observations from a site visit to an existing group home is as follows:

#### A. The Sponsor

The proposed development would be a joint project of the Vancouver Resource Society for the Physically Disabled, the Burnaby Rotary Club and the Multiple Sclerosis Society of British Columbia.

The official sponsor and eventual owner and operator of the home would be the Vancouver Resource Society (VRS). VRS is a charitable, non-profit society incorporated in 1972 to promote integration and independent living in the community for people with physical disabilities. To this end, VRS organizes and operates housing projects incorporating personal care and homemaking services for the disabled. To date, VRS has developed twenty-two group homes for the physically disabled in the Lower Mainland (one of which is in Burnaby) and an apartment building housing seventeen disabled persons in self-contained units. The Society also provides attendant care services at another site and has been involved, in a consultative role, with more than one hundred housing projects for the disabled throughout Western Canada.

The role of the Burnaby Rotary Club in the project would be as catalyst and co-sponsor. The seventy member Club would not be involved in the ongoing operation of the group home. It would, however, contribute financial resources to help improve the quality of the furnishings and design. It would also provide a van and volunteer driver to facilitate integration of the residents into the community.

The role of the Multiple Sclerosis Society would be to recommend, on an ongoing basis, potential residents with Multiple Sclerosis. The Society would also provide, when possible, programs and activities for the disabled residents of the group home.

It is VRS policy to endeavour to develop "the best house on the block" and to be a good neighbour. As a matter of practice, VRS notifies neighbours in the vicinity of their intention to develop a group home, invites the neighbours to an Open House and encourages them to be neighbourly. The Health Department has received no complaints from neighbours of VRS's South Burnaby group home.

VRS employs eleven staff in its Property/Construction and Program divisions, including a Registered Nurse who makes regular visits to the group homes, maintenance and landscaping staff who are on-call twenty-four hours per day, accounting staff and a group home co-ordinator. Group home staff consist mostly of Licensed Practical Nurses and Nurses' Aides. All group home staff require a Class 4 Driver's Licence, RCMP clearance and a First Aid Certificate. During the summer, VRS hires students to assist with leisure activities for residents.

**B. The Management Plan**

The philosophy of VRS is that the views and needs of the residents must be respected. Confidence building with regard to decision-making is a primary objective and residents are encouraged to communicate their concerns and wishes to group home staff and to participate in setting rules and operating the home. Residents may, and usually do, become voting members of the Society.

VRS's group homes are staffed twenty-four hours per day, with two to three staff persons on duty during peak hours. Ongoing management is supervised by VRS's Monitoring and Personnel Committees which visit the homes regularly and report to the VRS Board monthly. Residents may communicate directly with the Board by letter or with VRS's Executive Director.

Referrals for residency would come from the Multiple Sclerosis Society and Long-Term Care. Priority would go to Burnaby residents who are able to live semi-independently. Most of the residents, though not all, would have Multiple Sclerosis. The remaining residents would experience other physical disabilities. Once the home was operational, residents would participate in selecting future house-mates to ensure compatibility.

**C. Development Team**

VRS has not yet chosen an architect and contractor for the project. The Society has, however, worked with several firms in the past which are sensitive to the special design needs of the physically disabled. Staff feel confident that VRS would select qualified personnel for its development team.

**D. Project/Proposal**

Though the details of design have yet to be decided, pending a funding commitment and selection of the first five residents and an architect, a basic design concept is in place.

The Hardwick Street site is rectangular shaped and facilitates good design. VRS envisions a one level, wheelchair accessible, custom-designed home with a covered parking shelter for loading and unloading vans at the rear of the lot. Although British Columbia Housing Management Commission's (BCHMC) policy is to fund up to 2200 square feet, supplementary funds from the Rotary Club will be used to enlarge the home.

VRS expects to develop a home with many of the same features, fixtures and finishes as its two year old group home in South Burnaby. That custom built home incorporates extra wide doorways throughout (beyond the code requirement for accessible dwellings) and skylights and glass blocks.

ITEM 20  
MANAGER'S REPORT NO. 50  
COUNCIL MEETING 90/08/13

152

The house features smoke detectors and a sprinkler system, a large, well-sheltered outdoor courtyard, a wheel-in shower, a therapeutic, jacuzzi bath tub and a large storage room for extra wheelchairs and other large equipment. The home is also very spacious at 3400 square feet for a five resident home. The South Burnaby house makes use of quality finishes such as brass light fixtures, ceramic tile, oak cupboards, duroid roofing and cedar siding. VRS has made an effort to make the house feel homey rather than institutional with small touches such as a birdhouse, a gas barbecue and a vegetable garden.

The Hardwick Street site has been appraised at \$200,000. BCHMC, through which capital funding for the project would be provided, is aware of the appraised value and is comfortable with it subject to reappraisal at the time of commitment and to the project's viability within the Maximum Unit Price guidelines. BCHMC is also comfortable with the proposed lease arrangement whereby the site would be leased to VRS on the basis of a prepaid lease for sixty years at 75% of market value. Under such an arrangement, the prepaid lease would be in the amount of \$150,000 if the site's market value is substantiated at time of commitment. The group home sponsor would assume responsibility for payment of all property taxes and related charges on the site.

The major strengths of the VRS/Rotary Club/MSS proposal are:

- the experience, past performance and reputation of VRS in developing suitable, attractive housing for the physically disabled;
- the full time care and homemaking service provided in VRS group homes;
- the collaboration among the three groups which makes available extra resources, such as programs, additional financing for construction and a van equipped with wheelchair lift;
- VRS's philosophy of encouraging the independence and integration of group home residents through participation in group home management;
- VRS's commitment to good community relations;
- VRS's intention to mix persons with a progressive illness with those with a static disability to ensure some continuity of residency;
- VRS's commitment to quality demonstrated by its intention to proceed with the development only if adequate funds are in place to provide the features and amenities deemed necessary for disabled persons;
- the fact that Burnaby residents will have priority for residence in the group home;
- BCHMC support for the project and for the concept of service clubs with equity teaming up with non-profit societies;
- the fact that the home will be purpose-built for its disabled residents;
- the fact that the Rotary Club is Burnaby-based.

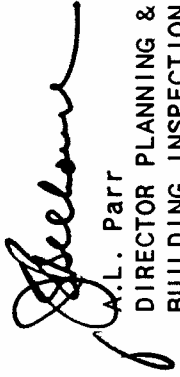
The major weakness of the VRS/Rotary Club/MSS proposal is:

- VRS's lack of recreation and leisure program staff.

ITEM	20
MANAGER'S REPORT NO.	50
COUNCIL MEETING	90/08/13

**4.0 CONCLUSION AND RECOMMENDATION**

Recognizing VRS's depth of experience in group home development and operation, the benefits to be realized through VRS's collaboration with the Burnaby Rotary Club and the Multiple Sclerosis Society, the quality of living environment provided in VRS group homes and VRS's commitment to facilitating the independence of disabled persons, staff recommend that the municipally-owned site at 5861 Hardwick Street be leased at 75% of market value for sixty years to the Vancouver Resource Society for the development of a group home for five physically disabled adults.

  
A.L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

JS/jp

Attachments

- cc: Municipal Solicitor
- Director of Finance
- Medical Health Officer
- Director of Administration and Community Services

ITEM	20
MANAGER'S REPORT NO.	50
COUNCIL MEETING	90/08/13

ASSESSMENT CRITERIA

- i) Sponsor
  - Experience
  - Reputation/Performance as per Previous Projects
  - Management Philosophy/Style
  - Resources Available
  
- ii) Management Plan
  - Thoroughness/Quality
  - Board Philosophy
  
- iii) Development Team (Consultant, Architect, Contractor)
  - Experience
  - Reputation
  - Development Style
  - Experience with Other Members of Development Team
  
- iv) Project/Proposal
  - Design
  - Compatibility with Municipal Plans, Policies, Guidelines
  - Cost Effectiveness

The criteria were weighted, with thoroughness/quality of the management plan considered most important. The reputation and management philosophy of the sponsor, the development style of the development team and the project's design and compatibility with Municipal policies and guidelines were also weighted heavily. This weighting reflects the fact that the sponsor is the body which will be responsible for ongoing project management and maintenance, the quality of which could have an impact not only on the residents of the project but on the surrounding community. It also reflects the special importance of design when housing those with physical disabilities and of a co-operative, consultative development process.

With regard to the priority criteria, staff took the following positions:

- i) Staff favour an open management style, preferably one which encourages genuine resident involvement in management and decision-making.
  
- ii) Staff favour sponsor groups which provide a full-time staff and ongoing support in their group homes.
  
- iii) Staff favour sponsor groups (and development teams) which espouse a genuine interest in developing good relations with the surrounding community and in consulting with the Municipality;
  
- iv) Staff favour sponsor groups which are sensitive to the special needs of those with handicaps and disabilities and which endeavour to remove physical, cultural and social barriers to their full participation in society.