

ITEM	20
MANAGER'S REPORT NO.	70
COUNCIL MEETING	93/11/29

TO: CITY MANAGER 1993 NOVEMBER 24

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 17.918.1

SUBJECT: GROUP HOMES IN GREATER VANCOUVER

PURPOSE: To respond to the letter from the Chairperson, Greater Vancouver Regional District Board of Directors, regarding group homes in Greater Vancouver.

RECOMMENDATIONS:

1. **THAT** the Mayor, on behalf of Council, write to the Provincial Ministers of Social Services, Health, Municipal Affairs, and Housing, Recreation, and Consumer Services to indicate a) the City's support in principle for the GVRD Board's group home resolutions, and b) the City's expectation that staff will continue to be notified of all proposed group home developments for Burnaby, as provided for in Burnaby's Group Home Policy.
2. **THAT** a copy of this report be sent to the GVRD Board of Directors, UBCM, and GVRD Medical Officers of Health.

REPORT

Appearing on this agenda is a letter from the Chairperson, GVRD Board of Directors regarding group homes in Greater Vancouver. The letter identifies recommendations, adopted by the GVRD Board, aimed at improving integration of group homes in the region. The letter invites Council to forward any comments it may have on the recommendations directly to the Province.

The thrust of the recommendations is to request the Provincial Government to develop a coordinated approach to planning and establishing group homes. This coordinated approach is consistent with the Burnaby Group Home Policy, which was adopted by Council on 1993 June 28 (see Appendix 1, *attached*). Recommendation 1(a), however, is not consistent with the City's Group Home Policy. That recommendation asks the Province to notify municipalities of group home proposals only in areas where the homes would contravene existing zoning. Burnaby's Policy requests the Province to notify staff of all proposals for licensed group homes, regardless of zoning. In developing the Policy, it was acknowledged that the Community Care Facility Act precludes municipalities from placing zoning restrictions on group homes with six or fewer residents. The rationale for seeking notification of group home proposals was that by being notified, the City could assist the Province in its efforts to successfully integrate the homes into the community.

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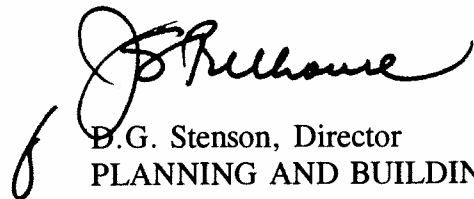
Re: Group Homes in Greater Vancouver

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Based on the foregoing, it is recommended that the Mayor, on behalf of Council, write to appropriate Provincial ministries to indicate the City's support in principle for the GVRD group home resolutions. It is recommended that the letter also include a copy of this report, containing Burnaby's Group Home Policy, to clarify Council's position that the City still expects to be notified of all future group home proposals for Burnaby.

In addition, it is recommended that a copy of this report be sent to the GVRD Board of Directors, UBCM, and the GVRD Medical Officers of Health.


D.G. Stenson, Director
PLANNING AND BUILDING


JF/db

cc: Director Administrative & Community Services
Medical Health Officer
Chief Public Health Inspector

PROPOSED GROUP HOME POLICY FOR BURNABY

1.0 PREAMBLE

In recent years, an increasing number of people with special needs have been living in Burnaby. These people live in a variety of settings including group homes, foster homes, and independent supported environments. They require care or support for such reasons as physical and mental disabilities, mental health problems, family breakdown, and trouble with the law (young offenders).

Burnaby is an accepting community which acknowledges its responsibility to accommodate people with special needs. The City is concerned, however, with ensuring that group homes are developed in a planned, coordinated manner with adequate support systems. To this end, Burnaby initiated development of the City Group Home Policy, presented below. The policy was a collaborative effort, jointly developed by staff from the City, Provincial ministries, British Columbia Housing Management Commission (BCHMC), the Burnaby School District and other relevant parties. It is intended to provide a framework for future planning of group homes in Burnaby.

2.0 DEFINITION

The term "group home" refers to small scale residential group homes, accommodating between three and six residents, which are licensed under the Community Care Facility Act.

3.0 MISSION STATEMENT

The City of Burnaby supports the rights of all individuals to live in community-based settings, in the least restrictive environments feasible and appropriate, while seeking to ensure that the development of group homes occurs in a planned, balanced manner.

4.0 GUIDING PRINCIPLES

The principles underlying development of the City Group Home Policy are as follows:

- 4.1 The Policy should be proactive.
- 4.2 The Policy should be consistent with Provincial legislation and case law.
- 4.3 The City believes that group homes should be distributed equitably throughout the region and is committed to accommodating its "regional fair share" of these homes.
- 4.4 The Policy should seek to balance the needs and rights of the residents of the group homes with those of the broader community, acknowledging that along with individual rights come community responsibilities.

- 4.5 The City needs sufficient external funding and resources to implement the Policy and, as appropriate and necessary, provide support services for residents of the homes.
- 4.6 Implementation of the Policy requires a high degree of cooperation amongst the City, Provincial ministries, BCHMC, and other appropriate parties.
- 4.7 The City has limited zoning authority over group homes;¹ however, to help ensure that appropriate locations are selected and the homes are successfully integrated into the community, the City expects to be consulted prior to the establishment of these homes.

5.0 POLICIES

5.1 Planning and Notification Process

- 5.1.1 Annual meetings will be held with the City, Provincial ministries, BCHMC and other appropriate bodies regarding group home targets, support service requirements, and other pertinent matters.
- 5.1.2 The City will maintain and update maps showing the distribution of group homes in Burnaby; it will make these available to Provincial ministries, BCHMC, facility operators, and other appropriate bodies to assist with the site selection for future group homes.
- 5.1.3 Provincial ministries, BCHMC, and/ or facility operators will contact the City (Health and Social Planning) for comment as early as possible prior to purchasing a property for a group home.

5.2 Location and Design

- 5.2.1 Group homes should be located in close proximity to transit, shopping, recreation, health, and community services, with locations being chosen with the needs of the particular resident groups in mind.
- 5.2.2 Provincial ministries, BCHMC, and facility operators will, where possible, seek to locate future group homes a minimum of 200 metres from existing group homes.
- 5.2.3 Group homes should be located on suitably sized lots to allow for adequate setbacks from property lines, provision of outdoor open space, and inclusion of off street parking spaces.
- 5.2.4 While respecting Crime Prevention Through Environmental Design (CPTED) principles, fencing and/ or landscaping should be used, as appropriate, to assist group homes to blend in with the neighbourhood and provide necessary privacy for the homes' residents and neighbours.
- 5.2.5 The internal layout of group homes should be suitable to residents' needs and conform to relevant regulations of the Community Care Facility Act.

1. Under provisions of the Community Care Facility Act (Sections 5(a)(iii) and 7), group homes for 6 or fewer residents may be licensed, without regard to municipal zoning stipulations, provided that health and fire requirements are satisfied.

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5.3 Public Education/ Community Acceptance

- 5.3.1 The City, in consultation with relevant Provincial ministries and group home operators, will develop "good neighbour" guidelines for the establishment and operation of group homes.
- 5.3.2 The City supports efforts of Provincial ministries and others to implement public education programs which seek to inform the community about the myths and realities of group homes and people with special needs.
- 5.3.3 The City expects Provincial ministries and group home operators to ensure that adequate supervision is provided for group home residents and appropriate measures are taken if the residents create disturbances in the community.

5.4 Support Service and Resource Requirements

- 5.4.1 The City is prepared to provide or facilitate establishment of support services to meet the needs of group home residents; however, it will expect the Province or other appropriate parties to provide the necessary resources for such service provision.
- 5.4.2 The City supports provisions for appropriate educational requirements, wages, and training opportunities for group home staff.

5.5 Monitoring and Coordination

- 5.5.1 The Burnaby Planning and Health Departments, in consultation with Provincial ministries and other appropriate parties, will be responsible for monitoring implementation of the City Group Home Policy.
- 5.5.2 When issues, concerns, or new developments emerge regarding implementation of the Policy, staff will inform the Community Issues & Social Planning Committee and provide recommendations accordingly.

JF/db

