



CITY OF *Lethbridge*

Office of the City Clerk

September 4, 2020

RE: NOTICE OF HEARING - SUBDIVISION AND DEVELOPMENT APPEAL BOARD

An appeal has been filed on the refusal of a Development Application by the Municipal Planning Commission to establish a group home for 8 residents and 2 staff located at 1509 Lakeshore Road South.

When an appeal is filed with the Subdivision and Development Appeal Board (SDAB), all persons who own property within 200 feet or 60 meters of the development are notified of the hearing by way of this letter. In addition, the owner of the property will also receive a copy of this letter.

The Subdivision and Development Appeal Board (SDAB) will hold a Public Hearing as follows:

DATE:	Thursday, October 1, 2020
TIME:	5:00 p.m.
LOCATION:	Council Chambers, Main Floor, City Hall 910 – 4 Avenue South

Persons affected by this development have the right to present a written, verbal and/or visual submission to the Board. When making a presentation, keep in mind that in accordance with the legislation that governs the SDAB, the Board can only consider relevant planning matters when rendering its decision. It is recommended that you limit your presentation to five minutes.

If you wish to submit written material to the Board, it should be delivered to the Secretary of the SDAB via email at david.sarsfield@lethbridge.ca, no later than 12:00 noon on the Wednesday prior to the hearing. If you are unable to meet this submission deadline, please bring 12 copies of the materials to the Hearing and it will be distributed at the start of the Hearing. Any written and/or visual material received will be made available to the public.

The City is following the recommendations from the Province of Alberta and the City of Lethbridge with regards to social distancing.

We will be pleased to answer any questions you may have regarding the appeal and can also provide information or advice on Board procedures and how to make presentations to the Board. Please feel free to contact me at 403 329 7329 if you have any questions.

Yours truly,

David Sarsfield
Board Secretary,
Subdivision and Development Appeal Board



CITY OF
Lethbridge

NOTICE OF A SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING

DATE: Thursday, October 1, 2020

PLACE: Council Chambers, 1st Floor
City Hall - 910 - 4th Avenue South

TIME: 5:00 p.m.

AGENDA:

1. CALL TO ORDER

PRESENTATIONS:

- 2.1 5:00 p.m.
SDAB No. 2020-04
APPEAL OF REFUSAL OF DEVELOPMENT APPLICATION 12185

Appellant: Corick Holding Ltd.

Address: 1509 Lakeshore Road South

To establish a group home for 8 residents and 2 staff

Land Use District: R-L



CITY OF
Lethbridge

NOTICE OF APPEAL
Subdivision & Development Appeal Board

In accordance with sections 678 and 686 of the *Municipal Government Act* and The City of Lethbridge Bylaw 4749, an appeal to the Subdivision and Development Board must be filed within the legislated time frame.

Site Information			(Date Received Stamp)
Municipal Address of Appeal 1509 - Lakeshore Rd. S.			
Legal Description of Site (must be completed for subdivision appeals) 5656 JK; 2; 17			
Development Application Number or Subdivision Application Number Dev 12185			
Appellant Information			
Name Corida Holding LTD.			
Mailing Address 1821-13 th Street N.			
City Lethbridge	Province AB	Postal Code T1A 2V4	
Residence #	Business #	Email Coreythomas@shaw.ca	

APPEAL AGAINST (Check One Box Only) for multiple appeals you must submit another Notice of Appeal

Development Permit	Subdivision Permit	Notice of Order
<input type="checkbox"/> Approval	<input type="checkbox"/> Approval	<input type="checkbox"/> Notice of Order
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/> Conditions of Approval	
<input checked="" type="checkbox"/> Refusal	<input type="checkbox"/> Refusal	

REASONS FOR APPEAL Sections 678 and 686 of the *Municipal Government Act* require that the written Notice of Appeal must contain specific reasons for the appeal.

The grounds for this appeal are as follows:

(Attach a separate page if required)

This Personal information is collected under the authority of the Freedom of Information and protection of Privacy Act. Section 33(c) and the Municipal Government Act, Sections 6788 and 685 Note: **This information will form part of a file available to the public**, if you have any questions regarding the collection of this information, contact the FOIP Coordinator at (403) 329-7329.

Signature of Appellant 		Date 2010 09 01
FOR OFFICE USE ONLY		
Final Date of Appeal YYYY MM DD	Appeal Number	Hearing Date YYYY MM DD
		Date Appellant Notified YYYY MM DD

Reasons For Appeal

The decision was made to refuse our Dev. application based on lack of information on our part given at the meeting. We were caught off guard with the style and information that was requested. We were asked about the race of the kids that will be living there and about their background both questions we found were inappropriate and confidential. We deal with at risk and vulnerable youth from ages of 12-17. We were also asked many times about being able to give a past conflict and resolution of an incident that has happened in the past. This is our first group home here in Lethbridge and thus we do not have any history of conflict resolution. We do run some care homes for 3 youth or under in a residence but those are dealt directly with the house managers and not the same as the policies as we set out in our new Group Home conflict resolution protocol. We are also wanting to decrease the number of youth from 8 to just 6 in that location. At the meeting the only complaint was parking when baseball is on but we have more than antique stalls for our 2 staff. Thank you for your time and understanding on this matter.



CITY OF
Lethbridge

**APPLICATION NO.
DEV12185**

**Land Use Bylaw 5700
DEVELOPMENT PERMIT APPLICATION - REFUSED**

Address: **1509 LAKESHORE RD S**
Legal: 5656JK;2;17

District: R-L

Applicant: CORICK HOLDING LTD
Address: 1821 13 ST N LETHBRIDGE AB T1H 2V4

Phone: (403) 327-6327

Development Proposed To establish a group home for 8 residents and 2 staff.

District R-L LOW DENSITY RESIDENTIAL

Land Use GROUP HOME - DISCRETIONARY

REASONS FOR REFUSAL

MUNICIPAL PLANNING COMMISSION DECISION DATED AUGUST 4, 2020 - DEEMED REFUSED:

THIS DECISION WAS DEFEATED BASED ON A TIE VOTE, SEE MUNICIPAL PLANNING COMMISSION MINUTES DATED AUGUST 4, 2020 FOR REASONS.

That Development Application DEV12185 be APPROVED with the following conditions:

1. That this group home be approved for a maximum of 6 clients in the entire building.
2. That this group home be approved for a maximum of two scheduled staff to be present at one time.
3. That a minimum of three off-street parking spaces be provided and maintained for this use.
4. The applicant/provider must obtain and maintain any relevant provincial licenses and/or approvals.

Decision Date

Aug 05, 2020



CITY OF
Lethbridge

**APPLICATION NO.
DEV12185**

**Land Use Bylaw 5700
DEVELOPMENT PERMIT APPLICATION - REFUSED**

**Development.
Authority**

MAUREEN GAEHRING, SECRETARY TO MPC

STATUTORY PLANS

The SSRP and applicable municipal statutory plans were considered in rendering this decision.

APPEALS

The applicant has the right to appeal this decision to the Subdivision and Development Appeal Board. An appeal shall contain a statement of the grounds of appeal and shall be delivered either personally or by Registered Mail so as to reach the Secretary of the Subdivision and Development Appeal Board not later than twenty-one (21) days after the decision date indicated on the Development Permit or 'Development Permit Application - Refused' letter.

FOIP

The personal information provided as part of this permit is collected under the Alberta Municipal Government Act and in accordance with section 33(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use By-law 5700 compliance verification and monitoring, and property assessment purposes. The name of the permit holder and the nature of the permit is available to the public upon request and may be revealed in public appeal processes.

If you have questions about the collection or use of the personal information provided, please contact Information Management at 910 4 Ave S Lethbridge, AB, T1J 0P6 or phone at (403) 329-7329, or email developmentsservices@lethbridge.ca.

Application No. DEV12185

City of Lethbridge

Development Permit Application

LAND USE BYLAW 5700 - FORM A

BP _____

DEV 12185



910 - 4th Avenue South
Lethbridge, AB
T1J 0P6

General: 403-329-3910
Inspection #: 403-329-3830
Fax #: 403-327-6571

Project Address:

Unit / Bay #

1509

Civic Address

Lakeshore Rd. S.

Date:

June 23/20

Access Code: _____

Property Owner

Applicant

Name:

Corick Holding LTD.

Paid

Address:

1821-13th Street N

Lethbridge AB T1H 2V4

Phone:

403-315-0360

Fax: _____

Signature:

[Signature]

Land Owner Consent

The owner of this property knows the full details of the proposed development and knows I am making this development application.

Yes

No

Applicant

Applicant

Name:

Corick Holding LTD.

Paid

Address:

1821-13th Street N.

Lethbridge AB T1H 2V4

Phone:

403-315-0360

Fax: _____

Signature:

[Signature]

Email:

coreythomas@shaw.ca

** Providing an email address means you consent to receive all documents via this address. Please ensure accuracy **

B/L #: _____

Details of Proposed Development

Group Home 8 Residents and 2 staff

Be Advised

Although the Development Officers of the City of Lethbridge are in a position to advise on the principle or details of proposals, such advice must not be taken in any way as an official consent, and is without prejudice to the decision in connection with the formal application. It must be clearly understood that the applicant shall not proceed with the development based on comments made by the Development Officers prior to the issuing of a development permit.

Confirmation

The information I have provided herein and herewith is true, and to the best of my knowledge and abilities, accurate and complete.

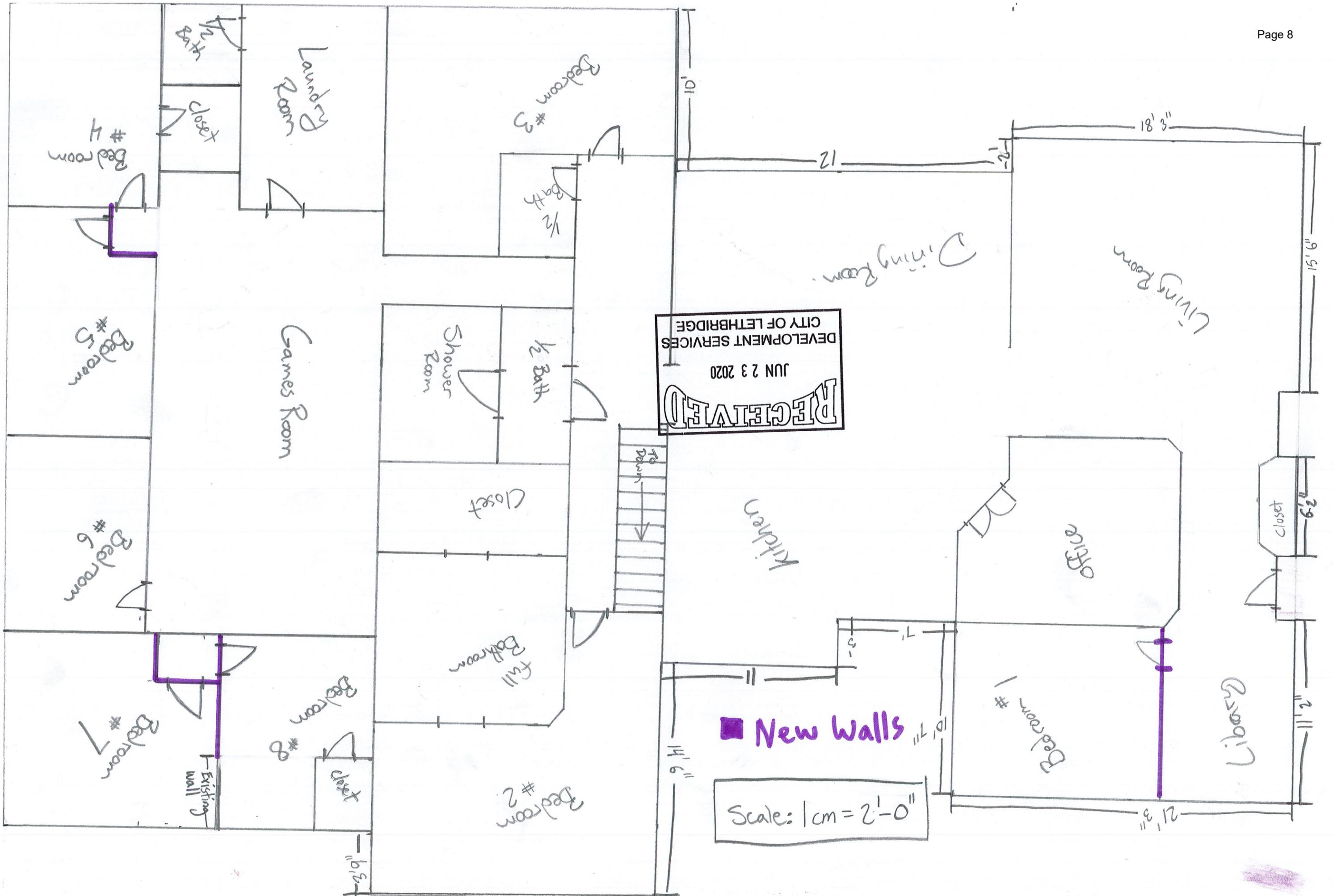
Signature:

[Signature]

Date:

June 23/20

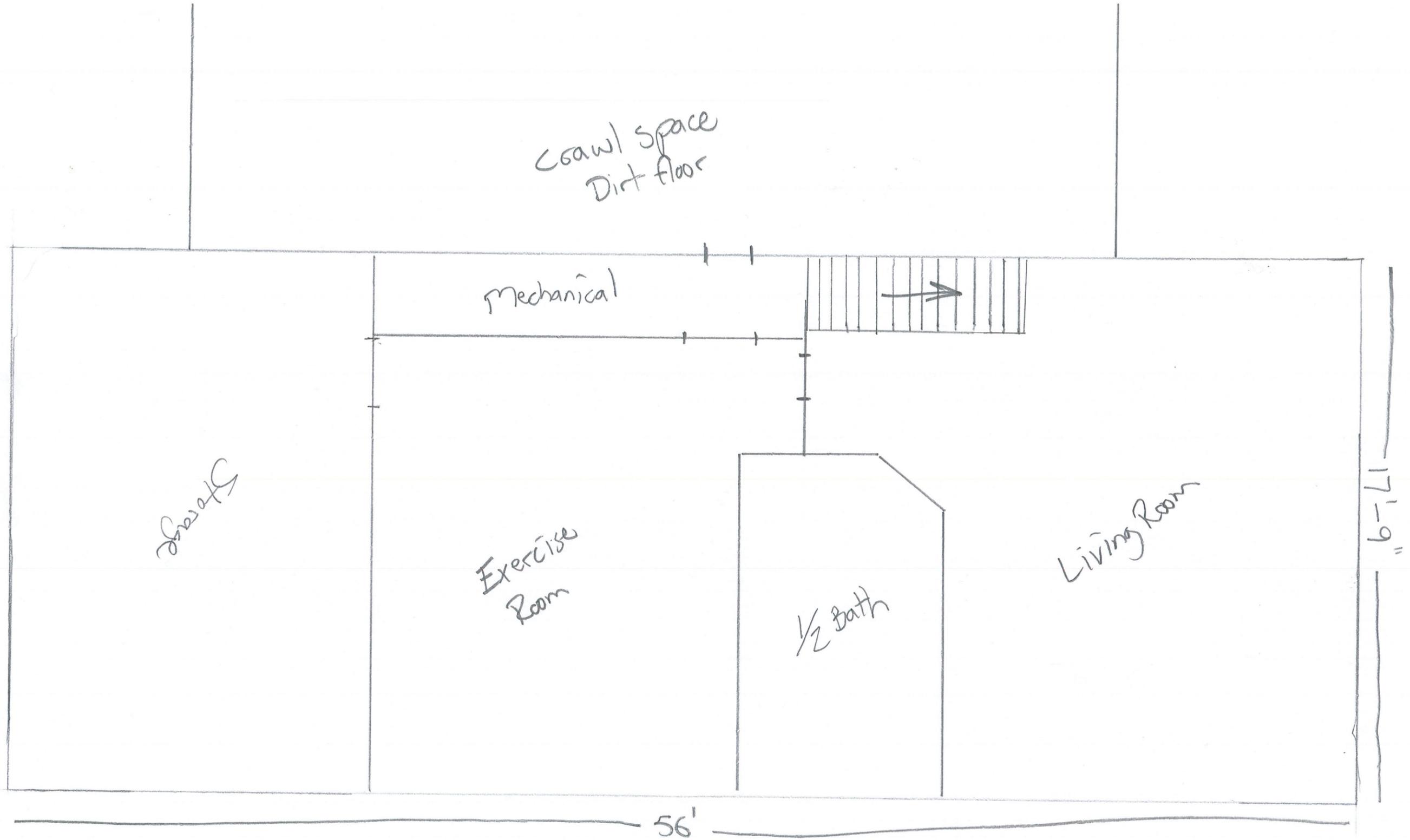
Version Date: December 27, 2017



RECEIVED
 JUN 23 2020
 DEVELOPMENT SERVICES
 CITY OF LETHBRIDGE

■ New Walls

Scale: 1 cm = 2'-0"



1509 - Lakeshore Rd.
Basement.

RECEIVED
AUG - 4 2020
DEVELOPMENT SERVICES
CITY OF LETHBRIDGE



Subdivision & Development Appeal Board

NOTIFICATION SUMMARY

Neighbourhood Assoc.	N/A
Neighbourhood	30 letters were sent to landowners within a 100m radius of the subject parcel on June 29, 2020 notifying them of the proposed development. And again on July 15, 2020 notifying them that the application would be brought before the Municipal Planning Commission on August 4, 2020. We had received eight letters in opposition and numerous phone calls.

EVALUATION

Background	<p>An application to establish a group home for a maximum of eight clients and two staff members was received on June 23, 2020.</p> <p>A “Group Home” means development using a dwelling for a residential social care facility providing rehabilitative, and/or supportive care for 4 to 10 persons who, by reason of their emotional, mental, social or physical condition, require a supervised group living arrangement. This includes uses such as seniors’ group homes and may incorporate accommodation for resident staff as an accessory use. “Medical and Health Facility (Inpatient and Outpatient)” and “Supportive Housing” is a separate use.</p> <p>I contacted the applicants in regards to a contingency plan that they had submitted and informed them that it wasn’t adequate and was lacking required information. Such as, phone numbers and contact names so neighbours knew who to speak with if there were any issues if they obtain approval for the group home. A revised Neighbourhood Communication Plan was submitted on July 3, 2020.</p> <p>June 29, 2020, neighbourhood letters were sent notifying surrounding landowners of the proposed development.</p> <p>Numerous phone calls and letters were received from the residents of the neighbourhood. Most of the residents were inquiring as to who the occupants of the group home would be and concerns around parking in the area.</p> <p>July 15, 2020, a letter went out to the neighbourhood informing them that the application would be heard by the Municipal Planning Commission on August 4, 2020.</p>
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Subdivision & Development Appeal Board

LAND USE BYLAW SUMMARY

Use: Group Home

Discretionary

	Standard	Proposed	Waiver Requested
Clients	4 to a Max of 10	8	N/A
Parking:	1/Dwelling Unit plus 1/staff for max number of staff present at any one time	3	N/A
Visitor Parking:	At the discretion of the Development Authority	0	N/A
Submission of a Neighbourhood Communication Plan	Submitted	Submitted and attached	N/A

Context	<p>This application is before the Subdivision and Development Appeal Board because:</p> <ul style="list-style-type: none"> ○ The decision has been appealed by the applicant.
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Considerations	<p>Compliance with Land Use Bylaw 5700</p> <ul style="list-style-type: none"> ○ This application meets all the requirements for a Group Home
Context	<ul style="list-style-type: none"> • Visiting professionals are not considered staff. • From 1995 until at least mid 2000's there was an approved group home at this location. It originally received approval in 1995 for six clients and two staff. They applied for an expansion in 1997 for three additional clients, bringing the number to nine clients and three staff members. Then in 2007 another expansion for one client was applied for and approved bringing the number to 10 clients and three staff members. • The first application went MPC and subsequently to SDAB for approvals. The second application was approved at MPC. And the third for an increase of one person was approved by the Development Officer. • The City of Lethbridge Transportation Department saw no issues with the proposal. It's a local road and stated this group home wouldn't be



Subdivision & Development Appeal Board

<p>Zoning</p>	<p>any more impactful than a typical single detached dwelling for the number of trips that would be generated.</p> <ul style="list-style-type: none"> • No other approved group homes within 100m radius. • After the Municipal Planning Commission meeting, Ms. Appiah attended the Planning and Development Services counter asking for letters to be written, stating she can have a home with three or fewer clients because she was having difficulties obtaining approval from the Provincial Licensing body and they wanted a letter from the City. • Ms. Appiah was asked if she was going to appeal MPC's decision to the Subdivision and Development Appeal Board, because if she was, it wouldn't be in her best interest to move clients into the home prior to an appeal being heard as it gives an appearance that there is a disregard for process as well as for the neighbours. • She stated to me that she was not going to appeal, she just wanted to house three clients in this location. I told her to send me an email requesting the letters for both addresses and then I would respond to them. • August 21, 2020, Ms. Appiah received the two letters she requested and I also gave her the same advice in writing to not move any clients in prior to an appeal being heard, if they are intending on appealing. • September 1, 2020, an email was received from a neighbour asking if an appeal had been filed and to obtain clarification on three or fewer clients in a home and they also informed me that three individuals moved in the night prior. • September 1, 2020, Corick Holding filed an appeal. <ul style="list-style-type: none"> • Parcel is zoned R-L Low Density Residential District. <ul style="list-style-type: none"> ○ Purpose: Primarily for the development of single detached dwellings and compatible uses. Group Homes are considered to be a compatible use. ○ Group Homes are discretionary uses in the R-L Low Density Residential District.
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Subdivision & Development Appeal Board

<p>Legislation & Policy</p>	<p>Land Use Bylaw 5700</p> <ul style="list-style-type: none"> • Section 1.4.3 Definitions <ul style="list-style-type: none"> ○ Group Homes • Section 9.10 – Group Homes • Section 14.5 – R-L District • Section 9.22 – Parking Requirements <p>Integrated Community Sustainability Plan / Municipal Development Plan:</p> <ul style="list-style-type: none"> • “6.2.1 – Lethbridge Has a Range of Housing that Meets Everyone’s Needs <p>The intent of these policies is that everyone has safe and accessible housing in our City.</p> <ol style="list-style-type: none"> 2) Integrate a range of housing types throughout the City. 3) Encourage and facilitate the adequate supply of housing for all income groups. 4) Develop accessible housing units in areas where ancillary neighborhood facilities are currently available (e.g. schools, parks, transit routes, groceries) or will be developed in the future.” <ul style="list-style-type: none"> • “6.2.2 – Lethbridge is a Welcoming and Diverse City <p>The intent of these policies is to foster an environment of inclusivity and provide a welcoming community for all residents and visitors.”</p> <ul style="list-style-type: none"> • “6.4.1 – Lethbridge is a Compact City <p>The intent of these policies is to minimize the urban footprint of Lethbridge by using land more effectively.”</p>
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Subdivision & Development Appeal Board

	<p>South Saskatchewan Regional Plan 2014-2024</p> <p>5. Efficient Use of Land</p> <p>Objective:</p> <ul style="list-style-type: none">• The amount of land that is required for development of the built environment is minimized over time. <p>Strategies:</p> <p>5.1 All land-use planners and decision-makers responsible for land-use decisions are encouraged to consider the efficient use of land principles in land-use planning and decision-making.</p> <p>Principles:</p> <ol style="list-style-type: none">2. Utilize the minimum amount of land necessary for new development and build at a higher density than current practice.3. Increase the proportion of new development that takes place within already developed or disturbed lands either through infill, redevelopment and/or shared use, relative to new development that takes place on previously undeveloped lands.4. Plan, design and locate new development in a manner that best utilizes existing infrastructure and minimizes the need for new or expanded infrastructure.
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CITY OF
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Subdivision & Development Appeal Board

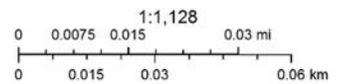
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1509 Lakeshore



July 29, 2020

Parcels



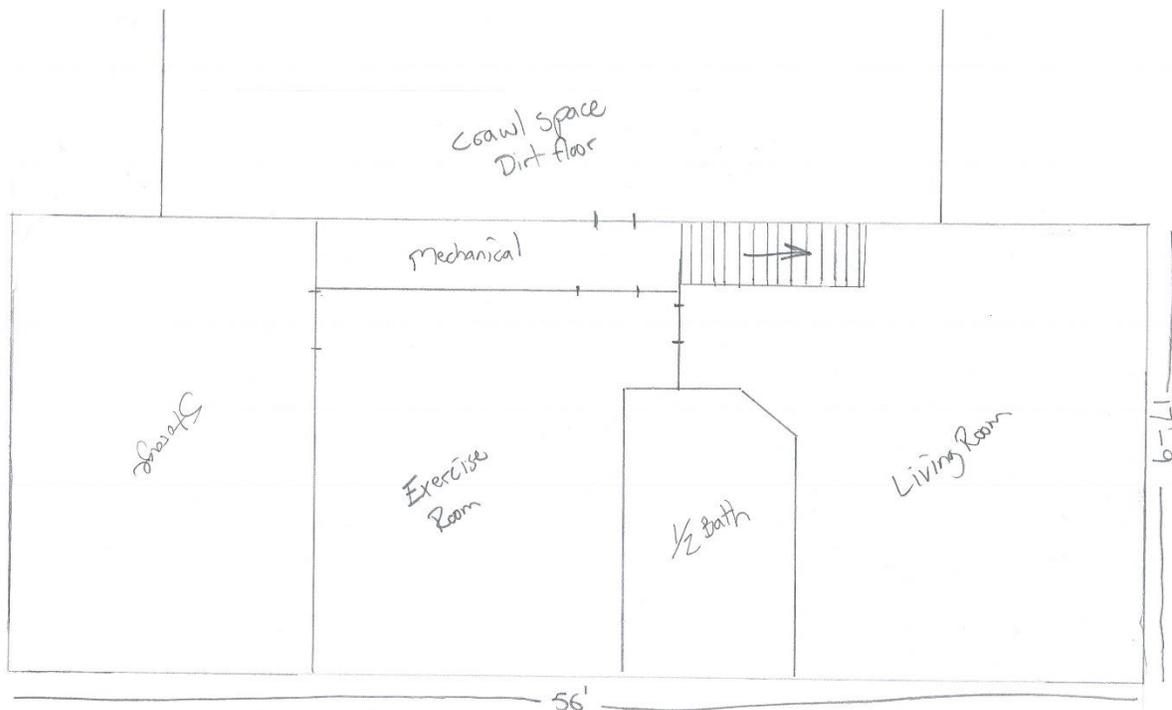
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



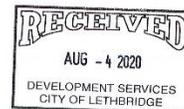
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1509 - Lakeshore Rd.
Basement.





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Subdivision & Development Appeal Board

Neighbourhood Communication Plan 1509 Lakeshore Rd S, Lethbridge Alberta

1 Who are we?

(1) In case you are unaware of our existence, this is a group home located at 1509 Lakeshore Rd S. The group home provides residential care for 8 youth who are vulnerable and disabled.

Clients or staff are usually home 24 hours a day, unless there is a fieldtrip or an outing planned. The staff provide transportation. Handi-bus will pick up on the front driveway if needed.

(2) Staffing and parking

We will have 2 support staff 24 hrs a day on-site. There are three off street parking spaces in the front and one in the back.

(3) Futures Unlimited

This group home is operated by Futures Unlimited. We have been providing residential care services in Lethbridge since 2015. All of our homes have a Social Care Facility License obtained through the Children's Services department of the Province of Alberta.

All of our homes are operated in accordance with the standards set by the Alberta Association of Services for Children and Families. Our company conducts a yearly review of each of its group home operations – neighbour relations is one of the areas examined. We review the Neighbourhood Communication Log (see 3(1) below) and we review and up-date the Neighbourhood Communication Plan.

(4) Funding & Ownership

Our services are privately funded and locally owned.

(5) Property maintenance

We have 2 full time maintenance staff that will come around and maintain the Property both inside and out. Their jobs include snow removal, regular yard Maintenance from May to October, and year round exterior and interior maintenance. Periodic upgrades such as exterior painting or interior renovations are scheduled as needed.

2 Maintaining Neighbourhood Relations

(1) We are committed to keeping communication lines with the neighbourhood open. Each January our staff will deliver a current Neighbourhood Communication Plan to all the homes, businesses, or apartment building managers within a one-block radius of 1509 Lakeshore Rd S.

(2) Should some significant aspect of our operation change in the course of upcoming year (particularly, the contact names and numbers), neighbours who have received this Neighbourhood Communication Plan will be notified of the changes by letter.



Subdivision & Development Appeal Board

(3) We will host an annual open house for friends, family, and neighbours. You can expect a personal invitation in your mailbox.

3 Responding to Complaints and Concerns

(1) If you experience a problem with the operation of the home at 1509 Lakeshore please contact us at 403-393-5167 or simply drop by and talk to one of the staff on-site.

Our staff are required to record your concern in the 'Neighbourhood Communication Log' so they will take a little of your time to get the details. They will ask your name, address, and phone number and ask for a full description of what you have been experiencing. The action taken and resolution to the problem is also recorded in the logbook. The Neighbourhood Communication Log is examined during the yearly operational review mentioned in 1(3) above.

(2) If the solution to your problem is simple and under staff control, they may immediately implement the solution. If the problem is more complex, your concern will be relayed to the administrator, Donna Lucas. She will try to reach you within 5 working days to discuss the circumstances with you.

In case she is unable to, you may reach her at 1-587-590-7820. She will do her utmost to solve the problem to your satisfaction.

4 Resolving Disputes

(1) Please allow Donna adequate time to derive a solution. If, after 4 weeks from the time of your original complaint, that appears to be impossible, you may take your concern to the future unlimited board members which include Luke Sanders, Psychologist; Adejare Popoola Minister of Redeemed Church; or Dr. Alexander Bilson Darku Associate director of Prentice Institute, University of Lethbridge. This board rigorously adheres to unbiased protocol for dealing with complaints. To present the board with concerns please email them to aappiah@me.com.

(2) Should you be dissatisfied with the outcome of this board hearing you may contact:

☒ Akasi, Executive Director

522 5th St S

Lethbridge AB

(403)-393-5167



Subdivision & Development Appeal Board

CONCLUSION

The application was deemed refused as a result of a tie vote by Municipal Planning Commission members:

2020-0022

REASONS FOR REFUSAL ARE AS FOLLOWS:

B. CROWSON

- Lack of information for the neighbourhood and the uncertainty that resulted
- Because of this lack of information this affected how I perceived the impact on the community which I believe will be negative and unduly affect the neighbours
- Communication Plan appears ineffective as neighbouring communication was not well done
- Uncertainties about management of group home and how it will be operated

MORGAN ELEMANS

- I found that the applicants were uninformed towards their planning on the property. Their lack of community engagement and lack of knowledge towards the type of residents in the house swayed my decision and as such, decided to refuse this application.

PAUL TESSIER

- I voted NO on the motion to approve DEV12185 as the applicants proposal as presented did not convince me that there would be no unduly impacts on the neighbourhood and community. Further, the applicant obfuscated the intended use of the proposed facility, and did not provide any evidence of Governance/Corporate Structure/Due Diligence or provided any feedback with regards to addressing community complaints. The applicant did not provide any evidence of a history of support or proper communication with residents surrounding the existing, un-regulated facilities.

R. MIYASHIRO:

THAT this meeting of the Municipal Planning Commission be adjourned.

-----CARRIED

CHAIRMAN

SECRETARY

From: S Ackroyd <theackroyds1@gmail.com>
Sent: Monday, September 21, 2020 3:58 PM
To: David Sarsfield <David.Sarsfield@lethbridge.ca>
Subject: [External] Letter of concern Re: proposed group home @ 1509 Lakeshore Rd S

To: David Sarsfield,

Please confirm you recieved this letter of concern to send to the appeal board.

Re: proposed group home
@1509 Lakeshore Rd S

As I, Stephanie Ackroyd am not able to attend the meeting Oct 1st, 2020 at 5 pm for the proposed appeal of the group home at 1509 Lakeshore Rd S. We wanted our voices to be heard.

We are concerned with the impact of this group home. Specifically, We live in a family oriented neighborhood, with lots of children. Two of our own little girls walk down the alley behind our home and the (proposed group home) twice a day, to and from school. As well as many trips to and from the playground/parks. Our girls are already seeing smashed beer bottles and drug paraphernalia in the alley way, garbage all over, our concern is will there be more? This is very scary for our girls! We have had to put locks on our back gate and have put up video cameras, to try and discourage people from entering our property. Will this group home impose more of a safety risk for our young children?

Our vehicles are checked by strangers, continuously to see if they are unlocked, so they can steal things out of it, we have proof on our security cameras, will this group home cause more of these issues? The corner of lakeshore road is also a concern there with traffic as our girls cross the road there to get to school, nevermind adding more traffic/vehicles for them to look out for.

Our home is the most significant investment we have ever made, will this group home lower our property value? increase our crime rate? change the character of our neighborhood? We bought specifically in an area with single family dwellings. What type of group home will this be? For the disabled? drug/alcohol addiction recovery? Can they just get approval and make up their minds after? How many people will be allowed to live there? This needs to be clear and specific. I had to be specific when I asked the city for permission to have just a hair salon in my home, with minimal disruptions. The neighbors within a 2 block radius all got letters, an ad was placed in the newspaper and any neighbors could reject me having my business in my home While I am only one person, doing one client at a time, I had to be specific on my days/ hours of operation and I could not work for 2 wks doing hair, during the initial application process, making sure no neighbors wanted to appeal it and I never got denied my application! I feel it is unfair,

That someone can complete an appeal with much larger implications only requiring notices to neighbours living 60 m away with no details attached or clear communication plan from the applicants seems inadequate and unfair! How are they being allowed to operate without approval for 3 youths or less? That is ludicrous! Please do NOT allow this business in our neighborhood, as well as for the safety of our children!

Thanks for your time,

Stephanie Ackroyd
1614 Lakeside Rd South

From: Bryan Beerling <bryanlb49@outlook.com>
Sent: Monday, September 21, 2020 9:01 PM
To: David Sarsfield <David.Sarsfield@lethbridge.ca>
Subject: [External] Group Home

Mr. Sarsfield. I believe you are involved in the application for the approval of a group home at 1509 Lakeshore Road South.

I understand it will be a home for possibly eight residents and two staff members and the purpose is to house troubled teens. I do not believe its proximity to be proper for such a venture.

I do recognize that there is quite likely a need for it but its location is not appropriate. The most minor detail is the area is often congested during the summertime. I realize they claim to have adequate parking but it is still a very narrow street. With the nearby little league diamonds it is already a highly congested area in spring and summer. Even in this year of limited use, the area was heavily congested.

My major concern is its proximity to the playground immediately across the street and the Lakeside Elementary School a block away. I would not want to have the troubled youth consistently in the area of these young impressionable youth going back and forth to the school. I live several blocks away but travel the route several times a day.

I hope you will really take these matters into consideration while presenting the petition to council. I would be glad to be at council to speak when it is presented but I understand there will already be a number of people and with these uncertain times I feel led to leave it to others to be present.

Thank you for your time.

Bryan L. Beerling

From: Kaleen or Dan Harding <kdharding@shaw.ca>
Sent: Wednesday, September 23, 2020 7:43 PM
To: David Sarsfield <David.Sarsfield@lethbridge.ca>
Subject: [External] SDAB No. 2020-04 1509 Lakeshore Road South

Dear David Sarsfield,

My husband and myself are writing to you regarding the appeal of the 'group home' application at the address 1509 Lakeshore Road South. Our home is in close proximity (within 100m) and we are concerned with this group home being established. **We ask that the appeal be denied** for the following reasons:

- The company Futures Unlimited has not given any communication as to what their intentions of this group home will be, the protocols in place for the safety of their residents, and/or the impact on the community.
- The application does not clearly state the number of intended residents, ranging from different numbers in the communications we have received from the City of Lethbridge planning notices
- We feel that the staff/resident ratio of being 2:6-8 is inadequate if this is to be a home for 12-17 year old at-risk youth
- The amount of street traffic/vehicles at this location is already congested with the neighbourhood amenities close by (baseball fields, school, parks)
- There has been no evidence of success rate or benefit/risk comparisons presented by Futures Unlimited, and without knowing this information we feel uncomfortable with the unknown
- The lack of transparency as to the training requirements for staff members in the home to ensure the safety of its residents and lower risk to the community is of utmost concern.

While we are sympathetic to at-risk youth and believe they deserve a safe home and loving care, we do not feel comfortable with the lack of information, the lack of transparency with regards to resident numbers (which affect staff to resident ratios) and the uncertainties regarding qualifications of the staff.

Sincerely,

Kaleen and Dan Harding
3204 Lakeridge Road. S
(403) 394-0903

Lyle & Vivian Grover
1602 Lakeside Road S
Lethbridge, AB T1K 3G8

September 23, 2020

City of Lethbridge
Subdivision and Development Appeal Board
c/o David Sarsfield
910 4 Ave S
Lethbridge, AB T1J 0P6

Re: Group Home Application at 1509 Lakeshore Rd. S., Lethbridge, AB

Dear Members of the Subdivision and Development Appeal Board,

We have lived in our home for 35 years and we have raised our three children here, and now have grandchildren visiting regularly. The alley behind the proposed group home has always been a shortcut to and from Lakeview Elementary School and the nearby playground for the neighbourhood children. During our time here we have never had to worry about the kids playing in the alley or walking out the back gate to go to school or the playgrounds.

We are opposed to the planned group home at 1509 Lakeshore Road S.

Our concerns are listed below:

1. How can we be comfortable with their agreement that only six clients will be living here when the number keeps changing?
2. Was a development permit applied for before the building permit application?
3. Has either entity applied for or received a provincial permit to operate a group home at this location?
4. What is the group home conflict resolution protocol?
5. Do they have a list of impacted home owners that they have contacted?

6. Why has no one from Corick Holdings or Futures Unlimited called on all of the impacted home owners?
7. Are there staff and clients currently living at the property?
8. A group home is not a normal home; will there be a minimum of two qualified staff there at all times (24hrs) to deal with any situations?
9. What is the COVID-19 protocol for the group home with regard to local home owners, school children, etc.
10. There are eight bedrooms. Are visitors allowed to stay overnight? If not, what are the additional two bedrooms for?
11. What provisions have been proposed for yard and sidewalk maintenance? For example, winter snow removal.
12. Why does the large basement living room, exercise room, and half bath not have a secondary fire escape?

Thank you for reviewing our letter and considering our objection to this application.

Sincerely,
Lyle and Vivian Grover

From: William Aldous <wraldous@hotmail.com>
Sent: Sunday, September 27, 2020 4:32 PM
To: David Sarsfield <David.Sarsfield@lethbridge.ca>
Subject: [External] Group Home proposal @ 1509 Lakeshore Rd. S., Lethbridge

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We have a number of concerns to the development of this group home.

1. There has been no communication regarding this home. We weren't even aware of any application until some neighbours came and told us.
2. This does not fit into a neighbourhood zoned as low density residential. We moved here 2 years ago because of the low density zoning. A group home means the residents, staff, other professionals, friends and family of 8 residents visiting etc.
3. Parking is already at a premium at that corner as ball diamonds are there. There is no room for additional parking requirements for all the visitors above.
4. Located across street from a playground and Lakeview Elementary School. Concerned for kids being influenced by troubled teens. I would not want to take my grandchildren to the playground.
5. There is nothing to stop the use of the home from changing once established. More residents, different type of residents etc.
6. What guarantees are there that the facility will be safe.
7. This group home is operated as a business with paid staff. This is not acceptable in a low density residential neighbourhood.
8. We spent thousands completely renovating home when we moved here 2 years ago and are concerned that this will greatly affect property values.

These are only a few of the reasons that a group home does not belong here.

Sincerely,

Bill and Darlene Aldous

September 27, 2020

Subdivision and Development Appeal Board SDAB No. 2020-04

City of Lethbridge

Normally, we would not be opposed to a group home in our neighborhood, but we have the following concerns with the current application and applicant:

- We are concerned about the reasons for the initial denial of the application: lack of proper, timely communication and a changing, less than forth-coming release of important information to the Municipal Planning Commission and affected residents. (We live at 1621 Lakeshore Road and only heard about the group home in the middle of September when a concerned neighbor shared information with us. As of September 27 we still have not heard anything from the applicant.)
- We are concerned about problematic parking and traffic movement at the corner of Lakeridge Blvd. and the entrance to Lakeshore Road throughout the year, but especially in winter conditions.
- We are concerned about snow removal in front of 1509 Lakeshore Road. Many area residents walk the neighborhood in the winter. This address is prone to drifting from the green strip and needs substantial shoveling.
- If the group home is approved, residents further than 60 metres from the address need to have access to contact information for complaints and concerns and know there is a process in place for raising neighborhood issues and accountability in resolving them.

We are particularly concerned that information regarding the use and operation of the property is limited and lacking specific details, and worry that further communication will not be forthcoming. These concerns combined with the report of a negative experience that an adjacent property owner has had previously with Futures Unlimited, cause us to be opposed to this application.

Ken and Christine Rogers

1621 Lakeshore Road S. Lethbridge, AB

From: Leanne Ambrus <l.ambrus@hotmail.com>
Sent: Friday, September 25, 2020 1:06 PM
To: David Sarsfield <David.Sarsfield@lethbridge.ca>
Subject: [External] Proposed Group Home at 1509 Lakeshore Road South

To Whom it Concerns -

My husband and I are the owners of the property at 1526 Lakeview Drive South. We are writing to you to submit our strong opposition to the proposed group home at 1509 Lakeshore Road.

Firstly, we were totally unaware that this proposal for this group home in our areas was even made.

This proposed site is absolutely the wrong fit for this area for the following reasons:

- 1 - There is a child's playground on the green strip directly across from 1509 Lakeshore Road, within a few steps, to which a lot of parents park their vehicles on Lakeshore Road to take their children to this playground. The playground is fully active all day and used 12 months out of the year. There is a small hill directly besides the playground that lots of children come, with or without their parents, in the winter time to toboggan and slide as well.
- 2- Those particular homes at that end of the street have ALWAYS had congestion of vehicles there on BOTH sides of the street. The congestion is not limited to the playground or ballgames, it has always been congested. The fact that the road bends slightly is also problematic to that same issue. In the winter months especially, it is a road that we avoid driving along because there is always limited space to navigate as it sits. We have sat in our living room watching vehicles struggling to get through that area for several years.
- 3 - The map submitted by the applicant does NOT show that the playground is there, as well as the 3 ball diamonds and concession/utility shed. We have to wonder why this was omitted, seeing as though the green strip at that particular end is fully active with a populous of people from very young to very old.
- 4 - We have had previous experience with another group home in our area a few years back. The "group home" did not allow alcohol or drugs on the group home property. Due to that fact, the "clients or residents" would then walk to the green strip to do their public drinking and drug use at anytime of day or night! It was a daily and nightly battle to sit in our living room after a long day at work or to lay in our bed and listen to belligerent and intoxicated people, especially when we both had to work in the morning. They would constantly leave their garbage and broken bottles, and would "relieve" themselves by the trees. It was a constant worry to walk the green strip. It was a time that was fearful for us that they would / did come on our property. We did call the police on several occasions, but the priority was not always there. We know that they came from this "group home" because we followed them directly to it on several occasions to be sure that this is where they were originating from. When I inquired about "residents" to the group home, they did not take accountability or responsibility for the actions of their residents OFF the property. That the "residents" in the group home only had to adhere to the rules ON the property. So, we were more or less subjected continually to this behaviour and sights. Our fear is that this same rule will apply to this proposed group home and that the whole neighborhood will once again be subjected to a repeat.

5- I went for a walk the other night to take a look at the property to solidify our stance in this opposition. I have attached photos that we feel are of concern. There is several garbage bags full of stuff aligned along the fence. That particular day WAS garbage day, yet the garbage was not placed in the garbage bin. The garbage bags have clearly been there for awhile, as lots of flies and smell was coming from them. Two parts of the back of the house go over the property line on the adjacent neighbour to the west and another at the back. One, a small sheds roof is over the property line. Then the back part of the house itself, its' roof comes over the fence line. We do not know if these easements have been addressed when the build happened, but feel that it is something to note.

6 - there is an elementary school in the area and we feel that this places those children at some risk with what the applicant himself states as "traumatized youth".

7- Applicant is going to operate the home as a "for-profit" business. We do NOT want the area re-zoned for this "business" as we feel it then makes the entire neighborhood vulnerable for future applications if this precedent is set. It is NOT why we have spent years establishing our home in this area for.

8- We sincerely hope and pray that this appeal is denied. We know that the majority of the neighbors do NOT wish to have this group home in this particular area. If you actually lived in this area, you, yourselves would know that this is NOT the ideal location for this type of "business".

Sincerely,

B & L Ambrus

Note Please acknowledge that this letter has been received by return email. Thank you.

Please see attached photos of garbage and questionable easements?

First photo:

This is AFTER the garbage truck came and went this past Wednesday.

Second photo:

The 1509 property line and that of the property to the west. 1509 shed roof hangs over the property line to the west.

Third photo:

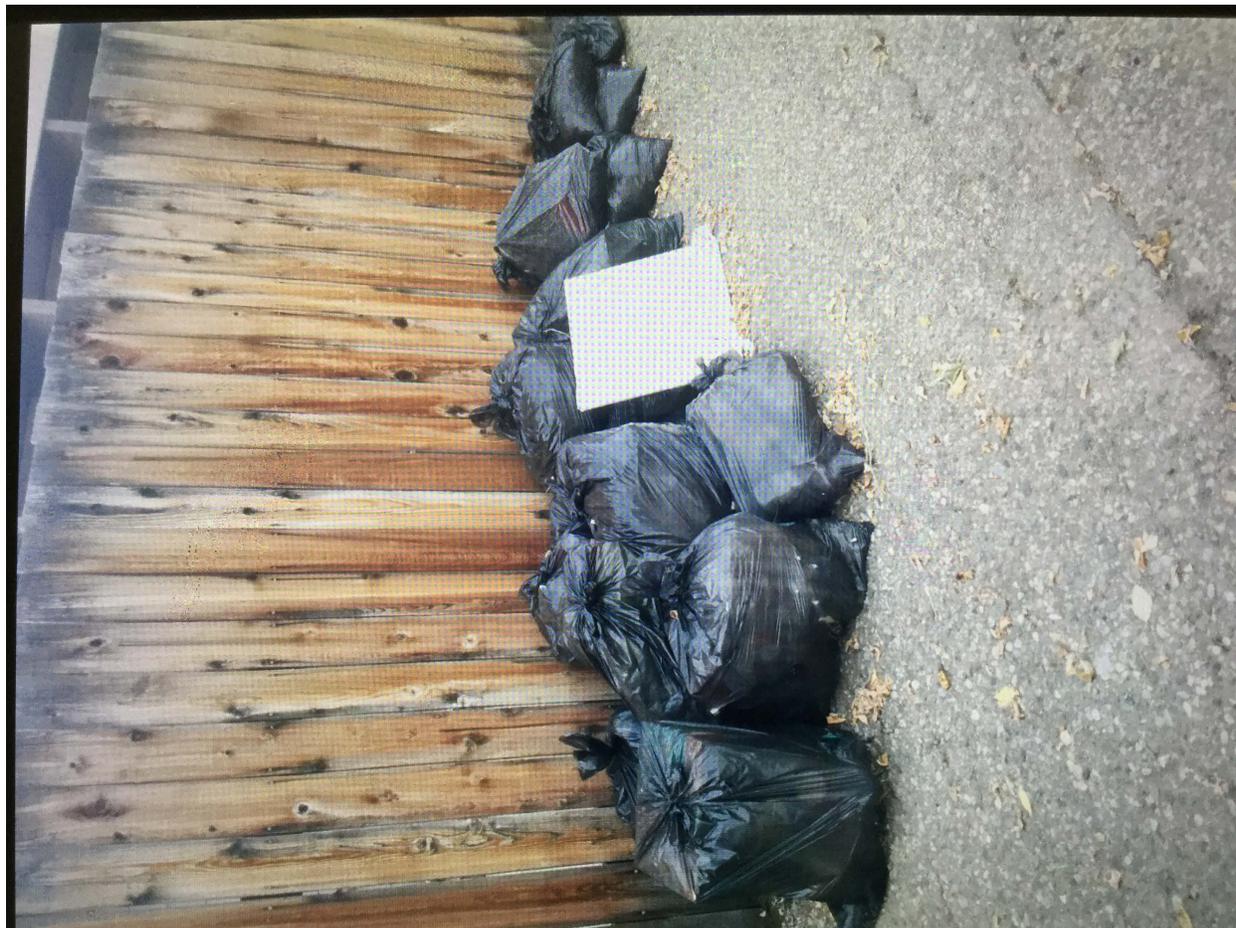
Same property line encroachment, just different angle.

Fourth photo:

Back of house, roof goes over property fence

Fifth photo:

Same roof as fourth photo, just different angle.











See from my iPad

From: Betty June Steffensen <steff@telusplanet.net>
Sent: Saturday, September 26, 2020 8:21 PM
To: David Sarsfield <David.Sarsfield@lethbridge.ca>
Subject: [External] Notice of Hearing

Attention: David Sarsfield

Board Secretary

Subdivision and Development Appeal Board

City of Lethbridge

Re: Notice of Hearing – Subdivision & Development Appeal Board.

Group Home for 8 residents and 2 Staff located at 1509 – Lakeshore Road, Lethbridge, Alberta.

With regards to the above mentioned I have concerns.

I am a resident of the area and a senior who has several grandchildren who frequent the nearby playground at the Lakeview School Grounds.

Will there be supervision to ensure that these youth do not receive peer pressure outside the premises or in the park area or alley near the proposed group home to use drugs or alcohol when they are underage?

I am concerned about the safety and well being of the neighbourhood and my grandchildren.

Thank you for considering my concerns.

Regards

Betty June Steffensen

From: Kei Sampson <keikensampson@hotmail.com>
Sent: Saturday, September 26, 2020 5:01 PM
To: David Sarsfield <David.Sarsfield@lethbridge.ca>
Subject: [External] Proposal for group home at 1509 Lakeshore Road S Lethbridge

Dear Sir:

We strenuously object to the application by Corick Holding Ltd to establish a group home at 1509 Lakeshore Road S Lethbridge.

We live in the area and have the following concerns:

1-The safety of our neighborhood will be highly impacted by this and the transient nature of the troubled residents occupying the home. This home is directly across the street from a well-used playground on a busy green strip, kitty corner from several busy baseball diamonds and very near to Lakeview Elementary school. All the children in our neighborhood and surrounding area, as well as bikers and walkers on the green strip could be impacted by the group home and the residents.

2- Our neighborhood is also made up of many seniors. Some are elderly couples and many are alone in their homes now. It is of grave concern that possible mischief, vandalism, theft and break ins will adversely affect everyone, but especially the seniors, and leave them without the peace of mind of being safe in their own homes. In addition, the increase of police presence then required would cause upset to the entire neighborhood, regardless of the age of those living here. The safety of this neighborhood and the value of our homes in this quiet stable area would certainly be adversely affected by opening a group home at this location.

3- While we understand the need for rehabilitation and counselling of troubled teenagers, we are not certain that these children will be given adequate round the clock supervision by qualified staff or access to therapy programs to assist them with life skills. Have Futures Unlimited or Corick Holdings or any of the partners involved with these companies provided clear objectives for this facility or provided data and reports as to the success rates of any of their homes?

4-If the children accepted into this proposed home have been legally removed from their parents, can we, in the neighborhood, be guaranteed that there will not be future issues with the children's families coming into the neighborhood to look for them, thereby creating the potential for highly charged situations in the neighborhood?

5- At present, traffic along that area of Lakeshore Road is very congested. A group home in that location will only create more parking and traffic hazards.

We trust you will give our concerns your utmost attention and deny the appeal application for the establishment of a group home at 1509 Lakeshore Road South.

Thank you

Kei and Ken Sampson

From: Kelly James <Kelly.James@ufa.com>

Sent: Saturday, September 26, 2020 3:44 PM

To: David Sarsfield <David.Sarsfield@lethbridge.ca>

Subject: [External] APPEAL OF REFUSAL OF DEVELOPEMENT APPLICATION 12185

Good afternoon my name is Kelly Alan James resident of 1713 lakeshore road south Lethbridge alberta. Im the president of the Lethbridge neighborhood watch, and the block captain for the lakeshore area .In the last few months there has been a high volume of break ins happening in this area ,involving property going missing vulgar language being used by youths that haven't got a residence in this area to a lot of sexual misconduct on the hill in front of this 1509 lakeshore road property which male and female activity is being watched by our citizens that live next doors.

As a resident of lakeshore road I cannot allow this property to be used as a group home its in the wrong area for business the values of our properties to be reduced the noise and and constant traffic that is coming and going. THE DRUG TRAFFICING is horrifying to watch drugs being sold used to needles in the playground causing my son to get injected in the foot with a careless dispensed needle causing us to get blood tests every 3 weeks for checking hiv or any other diseases that may affect his life, and the lives of others.

The vehicles that were being parked there a few months there for the last past 2 years blocking flow of traffic when we have a winter storm causing that intersection to be blocked and snow plows have trouble clearing the path causing more problems for the residents in the neighborhood.

In closing this property is not a good fit for our area and I request that the vote of allowing this property to be used as a group home be denied under the appellant of corick holdings ltd.

Thank you for this consideration.

Kelly james

Kelly.james@ufa.com

Richard and Karin Marthiensen
2835 Lakeview Drive South
Lethbridge, AB
T1K 3G2

September 26, 2020

David Sarsfield
City of Lethbridge
Lethbridge, AB

To whom it may concern,

We feel that the proposed group home at 1509 Lakeshore Road South is not appropriate in this neighborhood with a playground and the school right across the street. Therefore, we object to the development.

Regards,

Richard and Karin Marthiensen

From: Irene and Garry Vinje <vingar@shaw.ca>
Sent: Saturday, September 26, 2020 1:13 PM
To: David Sarsfield <David.Sarsfield@lethbridge.ca>
Subject: [External] Re: Subdivision and Development Appeal Board Hearing, October 1 2020

David Sarsfield
Board Secretary
Subdivision and Development Appeal Board

We are writing to you with regard to the proposed development of a group home at 1509 Lakeshore Road South. We have two significant concerns with this proposed development:

1) Given its proximity to two playgrounds, an elementary school, numerous athletic fields, and the heavily used green space, we feel that the project should only be approved if the community can be absolutely assured that:

-the facility is managed by an experienced, competent company with a proven track record in operating these facilities, and

-the facility is properly staffed with trained professionals.

Please note that our community has, in the past, had significant problems with vandalism due in part to its proximity to Mayor Magrath.

2) The parking and traffic situation at the corner of Lakeshore Rd. and Lakeridge Blvd. is horrendous, especially in the winter. Any development that contributes to this problem is ill advised.

Best,

Irene and Garry Vinje
1512 Lakeview Drive South
Lethbridge Alberta T1K 3G1
Canada

From: flynn41@telus.net <flynn505@telus.net>
Sent: Friday, September 25, 2020 7:29 PM
To: David Sarsfield <David.Sarsfield@lethbridge.ca>
Subject: [External] 1509 Lakeshore Dr.

Lethbridge Alberta
September 25,2020

Secretary of SDBA
David Sarsfield:

It has come to my attention there is an application to open a group home in my neighborhood at 1509 Lakeshore Rd.S. I am extremely opposed to this after reviewing the proposal put forward by the applicant. Firstly the submitted map does not show the playground (directly across the street),or the ball diamonds. As Lakeview school is an elementary school these clients will need to be bussed creating more traffic , if indeed they are 12-17 years old. The story keeps changing 7-17 years old? 8 clients-6 clients? As the house now covers the entire yard where are these clients going to spend there outdoor recreation time as the playground is designed for under 12? Are the staff required to have special training for " traumatized, vulnerable youth"? Who will supervise, and be responsible for them when they are off the property? What about visitors as parking is already a problem? What is to stop family from visiting as these clients have "been legally removed"? Two staff members for 8 clients? Is there 24 hour supervision? What is the end goal for these clients? Is there security on site? I have doubts that the house will be secure and is even up to fire code?

As this is a For Profit business it should not be in a single family, residential neighborhood and I'm afraid once the zoning change is approved there will be no turning back, there will be no control on the numbers or the type of clients that will be allowed to reside there. I have lived in this neighborhood for 15 years and have grandchildren regularly at the playground as well as in the green strip, as do many of the residents that live here.

Thank you,
Diane Flynn
1-2829 Lakeview Dr.S.

September 28, 2020
David Sarsfield
Board Secretary
Development Appeal Board
City of Lethbridge

I am grateful for this opportunity to state my concerns over the proposed Group Home at 1509 Lakeshore Rd S.

The first communication I had with Akasi was the result of receiving a letter from the City of Lethbridge development officer, Angela Olsen. The letter informed us that 1509 had applied for Group Home status.

I called Angela Olsen, to ask what kind of clientele would be at the group home, she didn't know so she gave me the phone number for Akasi.

I called the given number and left a message. Akasi returned my call and I had a conversation with Akasi about the clientele that would be residing in the group home. I wanted to know if it was going to be a home for delinquent or recovering drug addicts.

She was very pleasant and amiable, she told me that the clients/residence were "vulnerable youth". I asked for a definition and she said, "youth with mental and physical challenges as well as developmental delays". I further asked what she meant by developmental delays and she said, "conditions such as autism." With that information my thoughts went to handi-buses and wheelchairs.

Other than the communication I initiated with Akashi there has been a dearth of communication from the applicant. The City of Lethbridge notice indicates the appeal is for a group home for eight residents and two staff.

When I read the minutes of the August 4, Municipal Planning Commission I saw that the clientele was not as Akashi had communicated to me. These youth will have suffered much trauma and further traumatized from being separated from their families; contributing to emotional and behavioural challenges.

I would ask, what is Futures Unlimited's business plan, what are the programs and operations going to look like and what is their end goal for these youth? What kind of training will the staff have in order to rehabilitate these youth or is that even their purpose? What is their communication plan to the neighbours? I think we have the right to know and not be kept in the dark about this business.

My husband, adult son and I (grandchildren visit often) moved into this neighbourhood just over a year ago. We love the location and family neighborhood. We did quickly learn however, that especially during the winter and baseball season the curve in the road on which 1509 is situated is a nightmare to navigate. When there are cars parked on both sides of the street, and two cars are approaching each other from opposite

directions, one needs to pull over and wait to safely make it through the curve. In order to decrease the congestion and increase the safety for traffic and pedestrians there is a need to designate a No Parking Zone next to the green strip. Having a business of this type will cause more congestion if this situation isn't addressed by the city. The appeal application states one of the reasons for the appeal is "At the meeting the only complaint was parking when baseball is on but we have more than adequate stalls for our 2 staff." Even though there are three parking stalls on the property there are times when there have been vehicles parked on both sides of the street. From my observation some of the vehicles are "staff" even though they claim adequate parking. Sometimes there are parking stalls on the property not being used and still they are parking on the green strip side of the street.(both sides)

I want to know what kind of contingency plan is in place if youth go AWOL. I know from experience when working with clients that go AWOL, I was not allowed to restrain or stop them from leaving the residence. I was instructed to call and report the incident. There is a park across the street where young children play, sometimes unsupervised, as well as Lakeview School just across the field.

I don't feel that this neighbourhood is the right fit for the proposed group home, we are designated a Low Density Residential area.

I am all for fostering vulnerable children and youth into family homes but I think this particular business model would create problems having 8 residents with similar challenges in the same home. I also think the age range of the clientele is a recipe for disaster to have 12 year olds and 17 year olds together.

The trust that should have been established in the beginning of this process has been squandered, by the lack of communication and misrepresentation from the onset. I fear that once a group home has been established the number of clientele and types of challenges they have could and may change without anyone having to be notified or go through an approval process.

Should this group home be approved I am concerned that the property values will be effected because of the erosion of the zoning allocation of Low Density Residential area.

I am strongly opposed to the group home business at 1509 Lakeshore Road S., because it will: further erode the integrity of the land zoning (LDR), my sense of safety and security for the neighborhood and myself, increase traffic and congestion, and the unavoidable disruptions that occur in neighborhoods having these types of facilities.

Beverly Bullis
1517 Lakeshore Rd. S.

September 30th, 2020

To David Sarsfield- The Secretary of the SDAB,

I am writing with my concerns regarding the opening of a group home for at-risk youth at 1509 Lakeshore Rd S. I oppose the opening of a group home at this address do to safety concerns, especially being in close proximity to parks and playgrounds.

I am I concerned for the safety of children and youth in the community. The baseball park, school and green strip park are traditionally areas that have required little adult supervision, as youth feel safe to play on their own during the daytime. I am concerned about the supervision of at-risk youth and the proximity to school parks, playgrounds and an elementary school. I am concerned the youth residents are not supervised 100% of the time and youth will be permitted to leave the home as they choose, because this is not a locked facility.

Clarity about this being a group home, opposed to a home for at-risk youth must be transparent and named what it is. I am concerned that some of these youth, should they have a history of violence, will not be engaged in face-to-face instruction and will not be in school as indicated in the application.

- Do any of the youth with traumatic backgrounds have a criminal record?
- Have they been involved with criminal activity?
- Are the youth known to be violent or have predatory behavior?
- Have any of the youth been involved with police or the law?
- During the school day, will all the youth be attending school?
- Will the youth be walking to and from school?

I am concerned with what qualifications the employees and staff will have and the controls that should be in place for such a home.

- Will employees have adequate training to work with at-risk youth?
- What will the youth/ worker ratio be?
- For a group home for at-risk youth to open in Lethbridge, what guidelines and expectations does the city have in ensuring proper safety protocols, information sharing, and having staff have adequate training to respond to these youth?
- Is there a behavior therapist part of the residence?
- How accessible are police?

The opening of a group home in an established neighborhood has the potential to add a criminal element to a relatively safe neighborhood. This has been proven with the opening of other similar group homes. Falling property value, and the potential for the disruption to a stable neighborhood is very concerning.

Sincerely,



Mark Mundell
1602 Henderson Lake Blvd South
1604 Henderson Lake Blvd South
403-394-6006

Opposition to the Request for a City Permit for a group home at 1509 Lakeshore Road.

I oppose the permit to allow Corick Holding Ltd in conjunction with Futures Ltd to operate a group home at 1509 Lakeshore Road.

3 Important Factors About Lakeshore Neighbourhood

1. The property in question is only 600 meters from Lakeview Elementary School. The safety and wellbeing of the children at school as well as the areas where they walk to and from school is important. There are already struggles with needles on the school property and people who are experiencing homelessness and drug addiction in the area.
2. This is a quiet neighbourhood with young families and seniors.
3. Parking is a serious issue and will be more so with the number of workers who will be coming and going with an operating group home.

I am not opposed to group homes that can make a difference in *rehabilitating* youth so they can live successfully in society, however, I **do not** want the same issues that Futures Ltd. created repeated at Lakeshore Road as I experienced at 2518 5 Avenue South.

2518 5 Avenue South

I did a Rent-to-Own with Akasi Appiah who was buying my house for foster children in August 2018. She would then rent the house to her company, Futures Ltd. The rent-to-own would be an 8 month contract.

After 8 months, Akasi's financing failed. I continued to rent to her and granted extensions which I was met with many promises, late rent payments and maintenance neglect. Finally after 14 months of these extensions, despite her promises, I knew that Akasi was not going to come up with the finances and I wanted to have my house back so I could restore it and sell it. I wanted to retire. This long process was a lot of work as I had to do a lot of yard work, garbage removal, mowing lawns, fall and spring cleanup and house repairs to keep the house maintained.

By May, 2020, Akasi was 2 months behind in rent and by June, she was refusing to move even though the contract was up. I didn't know what to do until I acquired more information from the Victoria Park meeting, August 4, 2020. I made an inquiry at the City Hall planning commission department and found out that Futures Ltd. had no group home permit for 2518 5 avenue location, nor had she consulted me or the neighbourhood to put a group home there. She started with one youth and then went from there to 5 youth at risk by the end of June 2020. Foster home or group home? Myself nor the neighbours were consulted when they became a group home at this location.

After a summer long process that involved lawyers, friends, and community agencies, Akasi and Futures Ltd. relinquished the house at the end of August 31, 2020. It had been 2 years of duress!

Concern for the care of these youth

During the time I spent at 2518 5 Ave. because of maintenance work that wasn't being done, and getting it ready for sale, In doing so, I saw many instances that made me concerned for the youth that were living at this group home and wondered about the quality of care and guidance that was being given to these youth.

These underage youth seemed to be lacking purpose and allowed to use cigarettes and pipes on the property. We removed cigarette butts and needles from the backyard.

One morning as I was doing some yard work, I saw a girl who was not a resident at the house and a boy who was a resident come walking down the sidewalk with pillows and backpacks walking from the direction of downtown. They strolled into the carport and then sat under an apple tree in the backyard. The boy went in the house to talk to a worker and the girl sat laughing and giggling to herself. Her odd behaviour made me concerned that she might be under the influence of drugs? Two of the boy clients later came out of the house and sat with her under the apple tree. One smoked a cigarette and the other was used a glass pipe. The worker did not stop them.

While I had trades assessing what had to be done to restore the house to its former condition, the youth were on the computer for hours at a time playing games. Their bedrooms were very messy and disorganized.

Once this group home had moved out and I fully inspected the house, I noticed that the crank handles were removed from 2 of the basement bed room windows. This was very concerning to me because these youth would not be able to open the windows in case of a fire or carbon monoxide leak. The cranks were nowhere to be found and I had to go to Crystal Glass to buy new ones.

The other basement bedroom window had a piece of wood screwed on the base so the window could not slide open. Again, this is very concerning to me that these kids would not be able to exit the house in case of emergency. I wondered why these kids were allowed to live in unsafe conditions such as this and am so glad that there was never a fire at this property?

The workers in the home had nailed a large sheet of chipboard on the hallway door and put a double lock on it so that the youth that lived in the downstairs could not access the youth that lived in the upstairs. There was also a massive surveillance system in the house. They also removed a wall and blocked off a closet to turn a closet into a locked space to house the medications and the surveillance equipment. This was under a double locked door. They did all these renovations without permission.

I learned that the police came a few times to mitigate disputes as our neighbour across the street observed.

When I went to the police station and asked for a police report, I was told that I was not allowed to have access to it even though I owned the house. I had to go on the observations of the neighbours who witnessed these events.

The damage to the house cost thousands to repair and a month of renovation to return it to its original condition. Damage included but was not limited to: broken glass on gas oven door, oven knobs removed, holes in every room ceiling for security camera wires, removal of walls, broken glass in hallway doors, damaged and replaced light fixtures and windows coverings. We took 5 full truckloads of broken furniture to the dump that was left in the backyard.

Futures Ltd. is not a trustworthy company to be running a group home.

After my experience with Futures Ltd. run by Akasi Appiah, I oppose this new group home that she is collaborating with Corick Holding Ltd. to run.

I have a vested interest because I own the property beside 1509 Lakeshore and I couldn't believe it when I heard that she was moving from 2518 5 avenue to right nextdoor to another property that I own. She moved staff and 3 clients from my house at 2518 5 avenue to 1509 Lakeshore Drive which is owned by Cory Thomas of Corick Holding Ltd.

I worry that these youth at risk may again be forced to live in unsafe conditions. I worry that these youth may again be in an environment where they struggle to find purpose. Will they be allowed to use cigarettes and other substances like they were at my former property? Will Futures Ltd. and Corick Holding Ltd. do the maintenance on this new property or will they allow it to become rundown?

Is this the best location for 6 youth at risk and workers to reside with minimal parking?

On September 9, I pruned the hedged on the Lakeridge side of my duplex. I drove around to the Lakeshore side to park in front of my place to check the yard as I always do, when one of the workers drove up and parked backwards in front of my duplex so I couldn't park there. I took a picture of this because parking here is a real issue. A tall man with a mask and orange shirt got out of his car and marched towards me because I took this picture. I was afraid so I locked my door and drove away. Then he alerted Akasi and she berated me out for stalking her on her property. I think she may have been as surprised as I was to learn that I own the property next door and have owned it for 13 peaceful years.

I do not believe that you can lock down these youth in this residence and expect that this will be a healthy workable model for them or the community. Eventually they will want to get out and use the neighbourhood space which may affect the well-being and safety of others. I

question whether this company provides the right kind of program and supervision for these youth at risk?

Again, I strongly oppose this application.
Thank you for taking all this into consideration.
-Sandra Beckner

Sept. 29, 2020

Office of the City Clerk

Mr. David Sarsfield
Board Secretary

Subdivision and Development Appeal Board

SDAB No. 2020-04

Re: 1509 Lakeshore Rd. So. Group Home

From

Richard and Leri WNEK

1521 Lakeshore Rd. So.

Lethbridge, AB. T1K 3G3

Greetings

This letter is to show that we are completely against the approval of this appeal which is requesting a Group Home be allowed at 1509 Lakeshore Rd. So.

The applicants, Futures Unlimited (Akasi Appiah) and Corick Holdings (Cory Thomas), have shown themselves to be a bit evasive and dishonest with their claims of being in contact with nearby affected neighbors, either verbally or with printed information. We are 3rd houses away and have not been contacted at all.

We have concerns about what the Home will actually be (Group Home, Halfway House, Youth Shelter, Youth Hostile) and how many clients will be housed there. This is because once approved, these things can be changed without getting additional approval.

Will the number of staff present at all times be enough to maintain proper control?

Will they have the training and education to be qualified to provide adequate supervision and care for this type of facility?

There is a possibility that the applicants may not provide proper staff.

This type of Housing could be disruptive to a calm, stable, established, single family residential neighborhood.

A Home for troubled teens right next door to an elementary school (Lakeview), Baseball diamonds, and 2 large playgrounds, with young children always there or walking back and forth to school right past the front door of the Home is not a good fit.

Increased traffic and visits to this location, both vehicle and on foot, at all hours could become a significant problem.

We really need our street and neighborhood to remain free of Homes/Shelters that are run as businesses for private profit without consideration for how they negatively impact the area.

Put the now vacant Arches Drug injection building to new uses. (Like these Homes, Halfway Houses or Shelters).

Thanks very much.

Sincerely

RICHARD, LORI WNEK

Robyn and Corbin Morton
1606 Lakeside Road South
Lethbridge, AB
T1k 3g8
Cell phone: 587-433-3441

September 22, 2020

David Sarsfield
Information Management
City of Lethbridge

Dear David:

I am writing to express my concern with the proposed group home at 1509 Lakeshore Rd South.

Some background on our family:

- Recently purchased in the area for the welcoming and well kept area, and extremely close proximity of Lakeview school
- Young, growing family, located in close proximity to the proposed group home.
- I (Robyn) am a Speech-Language Pathologist who has experience working with youth who have been traumatized, removed from their families, etc. and have seen first-hand some of the behavioural, and social-emotional challenges these children can present with. I have a soft-spot for children who may fit into this category- I absolutely understand that all individuals need a place to live and to feel a part of the community. However, there are some concerns I have with this particular home.

Some of my concerns include the following:

- Huge lack of information provided. The agency owner and/or operator made no effort to inform residents of this proposed group home and provide clarity surrounding it's operation. We heard through a number of neighboring residents.
- Usage of the property once it is approved. As I understand, usage can be changed without any new application being filed. In review of past minutes from the Victoria Park area where this group home was previously proposed, it appears as though the applicant was not upfront about the intended use of the property from the beginning.
- Ratio of staff to children in the home (1 staff to 5 children); as someone who has worked with traumatized children and youth, I am aware that depending on the needs of the children, this is simply not a high enough number to ensure safety of the residents of the home, the staff, and neighboring residents. Are there safety concerns of the children

(e.g., running away, causing harm to self or others?). In my experience, a 1:1 ratio is REQUIRED for children/youth with severe behavioural needs.

- Other questions include: Who is involved with the staffing of the home? What is their training and/or background like? Are they aware of how much support is really needed to ensure safety for all? What is training and experience of the staff members in the home? How much control do they really have if things go amiss? What is the plan to ensure client numbers are not later increased beyond what the home is meant for?
- Parking of staff, youth and visitors, will add a lot of congestion along the green strip that is a prized area for many neighboring residents. When you add up the potential number of visitors coming and going for 6-8 children, there will undoubtedly be more traffic coming and going in the area (which is right along a playground zone).
- Property value decrease. We just purchased in this area, a reduction in property value would be devastating to our family.
- I am curious to know if the applicant would be willing to build this type of home right next to their residence?
- Lakeview elementary school and playgrounds in such close proximity. If not a well run operation, this is a concern to the safety of many surrounding families and children who attend this school.

Thank you for your consideration of our concerns,

Sincerely,

Robyn and Corbin Morton

Sent: Monday, September 28, 2020 11:23 AM
To: David Sarsfield <David.Sarsfield@lethbridge.ca>
Subject: [External]

September 28, 2020

David Sarsfield , Board Secretary
Development Appeal Board
City of Lethbridge

My name is Arthur Bullis. My wife and I live at 1517 Lakeshore Rd., two doors from the proposed Group Home.

We bought and moved into our home last year.

One of the reasons for this location was it seemed like it should be a safe and secure place to live.

If there would have been a Group Home of the proposed nature at the time and if we would have known about it, that would have definitely influenced our decision not to buy in this location.

Therefore I feel it is very unfair to allow the proposed Development after the fact.

If allowed it will compromise our property value and our ability to sell in the future.

I grew up in a home with a honest and kind Mother which I am very grateful for but my Father was a different story.

My Father was a alcoholic which along with the problems that go with that, made for very unfavourable and at times volatile conditions.

I am assuming the clients at the proposed Group Home are coming from similar or worse circumstances.

My response to the anger, hurt and confusion I felt as a kid caused bad choices and behaviour which I now regret.

When you get up to 8 Youth coming from unstable backgrounds together in one home, that is an open invitation to problems and unless someone has an eye on them 24/7 those problems will spill over into the neighbourhood. To think otherwise would not be realistic.

Therefore because of the loss of Property value and the compromised safety and security of the neighbourhood I am strongly opposed to allowing the Group Home Development.

Sincerely,

Art Bullis

Sent: Monday, September 28, 2020 11:45 AM

To: David Sarsfield <David.Sarsfield@lethbridge.ca>

Subject: [External] Notice of Hearing Subdivision and Development Appeal Board - 1509 Lakeshore Road South.

Dear David,

I am writing to you to oppose the development of dwelling 1509 Lakeshore Road South into becoming a group home with Corick Holding Ltd.

As a concerned neighbour of the Lakeshore Area, I do not believe that this group home belongs in this area. Majority of residents that reside in this stable neighbourhood take pride and maintain their homes to a high standard. I feel that this group home will attract the wrong type of persons to the area. I already have to watch for needle debris and other drug paraphernalia, discarded clothing and often unclaimed property that is left in or around the neighbourhoods, on my daily outings with my child and my friends children when we attend any playgrounds in the Lakeshore/Lakeview area.

This is my plea to oppose this group home development.

Kind Regards,

Jessica & Trevor McAlpine

September 28, 2020

Sub-division and Development Appeal Board,
Lethbridge City Hall,
910 – 4th Avenue South
Lethbridge, Alberta

Board Members,

Re. Corick Holding Ltd. Appeal to the MPC Decision, Aug. 04, 2020, denying Development Application DEV12185 (Group Home)

I wish to register my strong objection to this discretionary land-use change and, urge that you uphold the denial of Application DEV12185 by MPC. Reasons for my stated position, follow.

- 1) I have been a resident on Lakeshore Rd. S. for 32 years. This neighborhood has been a good place to live, with a community of friendly, responsible residents and an attractive bordering green space. While a mature neighborhood, there has been generational succession and the influx of young families who have also been attracted to the area by its central location, highly-regarded elementary school and safe/stable/well-maintained neighborhood.

The group home specified is simply not a well-reasoned or acceptable fit at this location. Two residences for rental accommodations, a duplex and a recently-approved basement secondary suite, are presently located at the east-end of Lakeshore Rd. S. If this controversial group home application is approved, three multiple-resident dwellings will exist in succession, along this end of Lakeshore Rd. S. The family-orientated, low-density character of residences along Lakeshore Rd. S. will be seriously and permanently altered. Previous issues raised at MPC, regarding this application and that of DEV12181, concerning congested parking and traffic, persist, despite proponents' assurances to the contrary. The discretionary land use changes, progressing along Lakeshore Rd. S, result in an "erosion" of the neighborhood, and cause alarm, uncertainty and stress for the area households. Residents wish to plan in confidence, assured that their investment in homes and property improvements are sound. More than one real estate agent have confirmed that loss of area property values will occur with the establishment of this group home at this location.

- 2) The proponents of this application have been completely uncommunicative, not only with the directly-affected property owners, but with residents in the surrounding neighborhood as well. Aside from a single, disturbing statement by Corick Holding (Reason for Appeal) "We deal with at-risk and vulnerable youth from ages 12-17", the proponents have assumed no responsibility or willingness to provide any information, clarifying critical details of their intended operation. Without an effort to communicate, share information or engage with the community, strong opposition to this application is warranted. The lack of transparency regarding the operator and the proposed operation, whether deliberately intended or otherwise, is a notable and concerning feature of this application. To fill the information void and to avoid undue speculation, neighborhood residents have been forced, with great

difficulty, to research information from authoritative sources (government agencies, recognized group home operators, etc.). The findings revealed are troubling. Why has this difficult burden, to uncover information, been placed entirely on the Lakeshore Rd. S. neighborhood residents?

- 3) The stated operator for this group home (Futures Unlimited or Futures Unlimited 2020) has totally failed to establish credibility and trust with the neighborhood residents. To the contrary, the operator's questionable actions and history have led to distrust and suspicion. No confidence exists that the management of operations at this group home will be professional, responsible, sensitive to community impacts, and, most importantly, capable of fulfilling the rehabilitative objectives claimed.
- 4) The proposed group home is currently operating, housing 3 or less clients. We have already had a glimpse of the potential problems the neighborhood will face. Examples: [a]group home staff, clients or visitors sitting/using the near-by playground equipment intended for waiting young children, [b]strangers prowling the alley behind Lakeshore Rd. S., [c] "bottle-neck", caused by visitor and/or service vehicles parked on both sides of Lakeshore Rd. S., blocking traffic entering or turning from Lakeridge Blvd.

The City of Lethbridge process for approving a group home poses a serious problem for residential neighborhoods. Setting aside the problems created by unpublicized changes to conditions for a group home (i.e. number of clients, type of home), an obvious and exploited "loop-hole" exists in the regulation regarding these facilities. When housing 3 clients or less, the City does not require a formal application. Under these regulatory terms, an applicant formally denied a group home can simply default and operate a facility housing 3 or less clients. All the concerns and problems raised by the neighborhood regarding the group home remain but now the onus is left entirely to neighborhood residents to monitor, report and resolve, infraction which have occurred. Little hope of a timely, permanent resolution of these problems is possible under the process as it stands. Clearly, given the proliferation of interest in "care" homes, a corrective amendment to the City regulatory process is urgently needed.

Yours truly,
J. Fujikawa
1523 Lakeshore Rd. S.

Sent: Tuesday, September 29, 2020 10:45 AM
To: David Sarsfield <David.Sarsfield@lethbridge.ca>
Subject: [External] Development Application 12185

Hi David,

I have recently become aware of an application for a group home in my neighborhood (1509 Lakeshore Road South), I reside at 2913 Lakeview Drive South. I am not sure I can make it to the scheduled hearing on Thursday so I wanted to send a written response just in case. My main concern would be that it is located down the green strip from me adjacent to a playground. As this application does not clarify where these youths come from or whether they have alcohol or drug related problems, this may not be the best location. I understand that this facility would be for traumatized youth, age 7 – 17 with the number of clients being 6 – 8. If approved, would there be anything stopping them from increasing the number of clients or changing the status to a half-way house. It seems all too often that once approval has been given to these businesses they are left unchecked to change as they please. Do they provide counselling or is this just a flop-house where the youth can wander the neighborhood unchecked possibly doing crime. I used to live on Ashmead Street in the London Road area of the City, just a few blocks from a half-way house and a lot of the crime we had there, mainly break-ins to vehicles and houses led back to the half-way house, so I definitely do not want this business to be allowed to open in my current neighborhood.

Regards,

Dale Stewart

From: Bill Spenceley
Sent: September 29, 2020 11:58 AM
To: david.sarsfield@lethbridge.ca
Cc: jl.spenceley@shaw.ca
Subject: Submission re: refusal of a development 1509 Lakeshore Rd.

Dear Sirs:

I would like to formally submit in writing my strong disapproval of a recent development application to establish a group home (1506 Lakeshore Rd.) in my neighbourhood. I have a number of concerns:

- 1) The group home is a private enterprise and not a government operated entity. Oversight and compliance with required supervision and operational guidelines is a given with a government run facility. Being run as a private concern relies on the goodwill of the operator. Should a dispute or concern arise it may ultimately have to be addressed through the courts which is both expensive and time consuming. This is not something that either myself nor others in the neighbourhood would desire.
- 2) The residential area affected is a prime area with close access to an elementary school, park/green strip, and playground that is used often by young children and their families (with or without adult supervision). A group home housing troubled youths would not be the appropriate location (within 60 ft) of this widely used playground and would only discourage its use as intended.
- 3) I have noticed most recently, an uptick in undesirable activity including individuals trying to gain access to property as well as theft of contents in neighbourhood automobiles. I have had this happen to my house/vehicle as recently as last month. I firmly believe that placing a group home (housing troubled youths) would not lower the risk of these occurrences and fear that this would only create conflict with the owner of this facility. We have a great network of residents in this immediate area who share pride and ownership in their homes. Changing the rezoning to allow for commercial enterprises is not supported by any of the homeowners I have spoken with. I'm encouraged that a number of new owners have made significant investments into their properties based on the current zoning (residential/single family dwellings). This should not be changed.
- 4) I have resided in this area most of my life and would like to see the character of it remain which encourages young families and retired adults to locate here and enjoy the unique location.

I remain against the rezoning application and would be happy to discuss this further.

Sincerely,

J.W. (Bill) Spenceley
1506 Lakeview Dr.
Lethbridge.

To: City of Lethbridge
Subdivision & Development Appeal Board

From: Patricia Lawson
2843 Lakeview Drive South

Date: September 28, 2020

RE: Appeal Board Hearing Re: Application for Group Home at 1509 Lakeshore Road South

Committee Members:

I wish to register my strong opposition to this development application, for the following reasons:

- The applicants have not been forthcoming with regard to their plans for the property as well as plans for the residents; they have also flip-flopped regarding number of clients, the type of development (group home vs. foster care – which are two very different entities), etc.
- Applicants indicated they had provided information to affected residents; this was not the case
- They have not provided any information regarding their previous track record with this type of home (successes etc.)
- Objectives of this home are unclear
- Once approved, conditions and type of home can be changed without notice (e. g. number of residents)
- This location is directly (less than 50m) across the street from a playground, less than 100m from a youth baseball complex, and very close (~500m) to an elementary school
- The amount of traffic in this immediate area at certain times of year is overwhelming (i.e. spring baseball season) and this development will increase traffic in the area
- The proposed residents are youth who have been removed from their family situations – thus creating potential for dangerous encounters and increasing police presence in what has traditionally been a very safe neighborhood.
- The staff-to-client ratio seems very low; also, what would staff qualifications be?
- This home will be operated as a for-profit business with paid staff and an ED – why is this to be located in a residential area?
- Neighborhood safety is a big issue – there are several single (and elderly) people living in the area; they need to feel safe in their own homes/yards and having this type of entity nearby does not create a feeling of safety

Thank you for the opportunity to express my opposition to this proposed development.



Patricia Lawson
Lakeview Neighborhood Resident

28 September, 2020

Subdivision and Development Appeal Board,
City Hall, 910 -4 Ave S,
Lethbridge, Alberta.

Re. Appeal/Application for Group Home at 1509 Lakeshore Road South.

As a 32 year resident in Lakeview area I wish to state my strong objection to the discretionary land use change from a Low Density Single Family residence to a group home, permitting this particular 'For Profit' business to operate in this immediate area.

As a quasi-judiciary board I am not sure how extensively the SDAB weighs or considers the environs and other factors related to this application for a discretionary ruling. The outdated statistical data used by the city to describe the area and the lack of acknowledgement of the special activities near the proposed group home lead to some of the points in my rather long letter. I apologize for its length.

My objection are as follows:

1) According to the very brief appeal notice written only by Mr. Thomas of Corick Holdings, he states that he intends to provide a group home for 6 youth aged 12 to 17.

Though not explicit in his note, my understanding is that this would be a 24/7, staffed operation where supervision does not occur beyond the perimeter of the building, excepting if the resident youth would be at school or approved locations. Is this the case?

In answer to questions posed at the MPC meeting on August 4, the proposed residents were described by Ms. Appiah, (home operator and executive director of Futures Unlimited), as 'traumatized and vulnerable' youth who have been removed from their homes.

Ms. Appiah also described the care businesses she has operated as 'foster homes' which according to the South Region Children's services they are not, since a foster home or foster care provides a family environment with parents and a household setting. Foster children are cared for as family members, attend school and integrate into family activities. Foster children are not looked after by paid staff nor do they operate under a contract akin to group homes (GOA information).

I am concerned by the rapid changes made to statements when asked at MPC about the number of residents in the home. The request was originally for 8 residents as 8 rooms were provided in the house plan in addition to communal rooms. Within moments the numbers were changed to 6 as is now reflected in the appeal letter, the same occurred in the discussion at MPC for a similar application for 10 residents in the Victoria Park area, which was brought down to 6 in a snap decision then and there. These does not appear to be credible business plans. A sincere and well thought out plan of operation for a lucrative business is expected, since contracts have to be signed and the needs of individual residents outlined. No reference to such a plan or plans was made.

2. Mr. Thomas states that at the MPC meeting the applicants were 'caught off guard' concerning the style and information that was requested. For seasoned operators and owners of care homes in Lethbridge, I find this difficult to accept. Futures Unlimited has indicated on their website that they had been in operation since 2008, and Mr. Thomas states that he has owned and operated care homes for youth.

3. Mr. Thomas also states that questions concerning race and background of the residents were raised at MPC. I and 2 other participating councillors recall that the only person who referred to race in either the Victoria Park or Lakeshore Road applications was Ms. Appiah when she explained that these were usually First Nations children and youth. MPC minutes of the Aug 04/'20 meeting confirm this point. Lakeview is a racially mixed neighborhood and includes many new immigrants and families from many parts of the world, also First Nations families. Many of these families regularly use the playground within 50 feet of the home with their infant and young children. Several of the people in this area have and do work with First nations and other youth. I would urge that the Appeal Board disregard his statement.

4. To date, the proponents have not followed the MPC requirement of applicants to provide MPC or the directly affected neighbors with a communication plan. The continued lack of information leads to extreme anxiety and stress of residents. Neighbors need to know whom they should contact in case of an emergency or incident. The applicants' approach is more likely to alienate residents and neighbors, and increase distrust. We all appreciate the need for homes and a caring environment for these youth, and are not averse to group homes in general. However the age group and vulnerability referred to in Mr. Thomas' note make this an unsuitable location for this group home.

5. In the August 04 MPC meeting concerning the application for Lakeshore Road, **Ms. Appiah stated she had gone to the homes of impacted neighbors and spoken with the owners. If they were not at home she had left a flier with information unless their mailbox had a "No Flier" notice.**

After the MPC voted against the application and offered the Appeal Process, I visited every home of neighbors within 100 metres of 1509 who would have received the MPC notice. **Not one of the residents had had such a visit or received a flier.** In addition I noted that none of the mailboxes except the one at 1605 Lakeshore Road had a "No Flier or Junk Mail" notice. **Mr. Thomas was asked directly in the meeting whether he approached us to discuss the group home, and he replied that he had not.**

Few homes received either the MPC or SDAB notice as 1509 is located directly opposite the green strip and playground. Also it is close to Lakeview Elementary school, their playground and park where children play during recess. Therefore responses would be few.

I believe that this disregard for the neighbors and the MPC and Appeal Board process, leaves a very unfavorable impression. Their approach to date is more likely to alienate neighbors than engender their trust and support.

6. As a result of this lack of transparency and conflicting information I decided to look into the matter of group homes and programs for youth in greater detail. I spoke with former colleagues in child and youth programs and social services disciplines at both the college and university. I generally discussed the topic with Lethbridge Family services and reputable local group home and day program providers of activities, therapies and vocational services.

The experienced instructors in Child and Youth Care and Social service programs who supervise placement of students in training and practicums, all indicated that the staffing proposed by Futures Unlimited and Corick Holdings seemed inadequate for night time supervision, They stated that having only 2 night staff would pose a risk to both staff and other residents of the

home, and possibly beyond the boundaries of the home. They indicated that 3 staff would be needed, so that 2 staff could deal with angry, unruly or violent residents, common to this age group of traumatized and vulnerable youth, while the third could deal with other necessary matters. Alarm technology to rouse a sleeping staff person should also be in place.

They also **stressed that staff should have as a minimum a Diploma in Child and Youth Care**, and that likely some residents would require special health, nutritional, medical and psychological counselling and visits, or occupational and home living support. None of the people I spoke with have any knowledge or experience of contracts or agreements with the Futures Unlimited operations to date. The exception cited was that Futures Unlimited has a connection to Day Care facilities of which several are in West Lethbridge under the larger umbrella of Axa Royal Care.

The applicants made no reference to trained or qualified staff. When directly asked by MPC if they could provide a success story concerning their past or current residents/clients or an example of conflict resolution, they could not. These inadequacies raise red flags concerning this company.

7. To further disregard the neighbors the applicants have already moved staff and some residents into the house as of September 01. The owner moved his family away in August.

8. Already, parking is not confined to the parking spaces that we were assured of, though some staff regularly do park there. Parking occurs on the street at the location near the corner and curve in the road near the intersection. This causes congestion and poses a visibility hazard for drivers, and for pedestrians and cyclists using the crosswalk and the park pathways.

Repeated calls by residents to the city traffic engineers to provide a simple, inexpensive solution to this congestion and safety hazard have not been acted upon. Photographs to illustrate this on street parking problem and severe congestion were provided to MPC.

Large numbers of vehicles park throughout the baseball season from May to September from 5 in the evening and weekends for tournaments for the 4 baseball diamonds also cause parking spillover and congestion in the area and pose increased accident risks. Parents bringing children to play at the playground or to toboggan down the hill also increase street parking throughout the year. Innumerable cyclists, joggers and dog walkers pass on the pathway daily. Young children going to and from school cross the road at this point and much traffic uses Lakeshore Road to access the Lakeview residential area by way of mayor Magrath Drive and 20th Ave South. Heavy usage already exists in this area and traffic to and from the group home would only increase the problem.

Currently there are garbage problems in the alley at the rear of the house which have been reported to the city. This is not a promising start.

Thank you for the attention to my concerns and objections.

Sincerely,

Cheryl Fujikawa

1605 Lakeshore Road S.

Sent: Wednesday, September 30, 2020 7:43 AM
To: David Sarsfield <David.Sarsfield@lethbridge.ca>
Subject: [External] re: Proposed development at 1509 Lakeshore Rd. S.

To all the persons involved in the consideration for the proposed development at 1509 Lakeshore Road South.

I am a resident of 1618 Lakeside Road South which is just down the alley from this proposed development. I do not approve of such a development in our area. This area is a senior citizen and family filled area of our fine city and I strongly feel that a development of this type would degrade the neighborhood we have worked so strongly to develop. While I understand the need for group homes of this type I feel there would be more appropriate locations for them. If this is allowed in our area I feel there may be an increase of crime and a degradation of our property values as well as the overall safety for our seniors and families. What about MORE similar developments in our area if this one is allowed?

Check the resulting complaints from a previous development by the same person. City hall meeting dated June 5, 2018:

<https://www.lethbridge.ca/Doing-Business/Planning-Development/Documents/2018%20MPC%20Agenda/2.%20MPC%20Agenda%20June%205,%202018.pdf>

I definitely DO NOT approve of the proposed development

Sincerely, Ed Stoller

Sent: Wednesday, September 30, 2020 7:47 AM

To: David Sarsfield <David.Sarsfield@lethbridge.ca>

Subject: [External] Proposed development for group home at 1509 Lakeshore Rd. S.

To the City of Lethbridge

In response to the Notice to Neighbours regarding the application you received to establish a group home with a maximum of eight residents and two staff members.

Location: 1509 Lakeshore Rd S

I Live on Lakeside Rd S close to this location.

I am writing to express my concern about this plan.

I am a Nurse working on a Rehabilitation Unit. We do not get many Teenagers but the ones we did care for on our unit were very disruptive, full of anger and did not do well in an adult setting. They had many behaviors that were not managed well even with adequate staffing.

Two staff seems unsafe.

I worry about the fragile elderly, retired and families in this location.

I am against this group home application at this location.

I strongly disapprove of this development.

Karen Stoller, Resident of 1618 Lakeside Rd S

Sent: Wednesday, September 30, 2020 9:47 AM
To: David Sarsfield <David.Sarsfield@lethbridge.ca>
Subject: [External] Proposed Group Home at 1509 Lakeshore Road South

September 29, 2020

City of Lethbridge
Subdivision & Development Appeal Board
Attention: David Sarsfield

Re: Proposed Group Home at 1509 Lakeshore Road South

To Whom It May Concern,

It has come to our attention that there is a proposal for a Group Home at 1509 Lakeshore Road South. We retired from farming and moved to Lethbridge in 2013 after finding what we feel is the perfect location for us. We enjoy the usual serenity and calm in this location as well as watching people of all ages enjoy the walking/bicycle path on a daily basis.

Unfortunately, a couple of years ago a house in our neighbourhood was sold and rented to an adult, who was mostly absent, and two teenagers. After two years of numerous disruptions and a significant increase in traffic due to that particular house along with numerous police visits the drug problem was solved and the house sold to a responsible family.

Why would the City even consider disrupting these neighbourhoods inhabited mostly by a combination of young families and retirees by placing a Group Home which would be housing troubled at risk youth? The close proximity to Lakeview Elementary School should be enough of a "red flag" to prevent this from happening! We see many families and groups of young children at play on our Green Strip utilizing the playgrounds and open green spaces.

Also, this area is not zoned as Commercial, which the Group Home would certainly have to be designated as. The facility residents would be required to pay a fee for residency and the onsite workers/caregivers would be receiving salary payments. The management of services/care would be overseen by a business entity thereby making this a Commercial operation.

While we recognize that Group Homes are useful and provide valuable services, we feel strongly that this location is not amenable to this type of operation and we ask that the City of Lethbridge does not permit this application to proceed at this location.

Sincerely,

Carol Allen & Gordon Howg
2839 Lakeview Drive South
Sent from my iPad

Caleb and Jennifer Arms
1414 Lakeview Drive South
Lethbridge, Alberta
T1K 3G1

To: Secretary of the Subdivision and Development Appeal Board
City Clerk's Office, 2nd Fl. - 910, 4th Ave South,
Lethbridge, Alberta
T1J 0P6

Re: Appeal of Development Application 12185 (To establish a group home for 8 residents and 2 staff @
1509 Lakeshore Road South)

Dear Sir/Madam,

I am writing to strongly support the refusal of development application 12185 to establish a group home for 8 or 6 residents and 2 staff located at 1509 Lakeshore Road South.

As I write this letter, I look out my front window to see several children playing at the park and only meters beyond, I see the front door of the proposed group home. My two children, ages 5 and 8, often play at and around this park. They also attend Lakeview School which is only meters away.

This is a quiet, peaceful neighborhood which has been a perfect location for our kids to grow up in. I fear that introducing a group home for 6-8 teenagers with only 2 staff puts this at risk. This is a neighborhood of family residences, community activities (youth baseball, running groups, etc), and a K-5 school. We constantly see families with young kids on the green strip playing at the park, tobogganing on the hill, or bike riding down the path. It does not make sense to allow a group home for teenagers here. While I would hope that 2 staff members could effectively supervise the 6-8 youths one hundred percent of the time, I don't believe this is realistic. Based on the letter of the appellant, I have no confidence that there will be a solid structure for conflict resolution and sheltering of the community from any incidents arising from this location. All it takes is one incident from this facility to disrupt the neighborhood that we have loved for the last 15 years and hope to enjoy for years into the future.

The concern of the effect on this group home on surrounding property values is also real. Would potential family buyers think twice about moving into a neighborhood with a group home for troubled youth? I am certain they would. If this facility is allowed, what is next to be allowed into the neighborhood?

My wife, kids and I hope to enjoy our current home and neighborhood for years to come. We are alarmed by the threat this proposal raises to our future and the future of our neighbors.

Respectfully,

Caleb Arms