


<b>TITLE:</b> <p style="text-align: center;"><b>CONDITIONAL USE</b>  <b>25&amp;27 ERICSON CRESENT</b>  <b>OWNER: VBJ DEVELOPMENTS LTD.</b>  <b>APPLICANT: MANITOBA PUBLIC INSURANCE</b></p>										
<b>PRESENTER:</b> Waleed Albakry, MCP	<b>FILE NO:</b> C-02-14-B									
<b>DEPARTMENT:</b> Planning & Building Safety	<b>MEETING DATE:</b> March 19, 2014									
<b>CLEARANCES:</b> Principal Planner	<b>ATTACHMENTS:</b> 1. Application related documents 2. Map, air photo & drawings									
<b>APPROVALS:</b> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"><i>Original signed by W. Albakry</i></td> <td style="width: 10%; border: none; text-align: center;">March 11, 2014</td> <td style="width: 50%; border: none;"><i>Original signed by R. Nickel</i></td> <td style="width: 10%; border: none; text-align: right;">March 11, 2014</td> </tr> <tr> <td style="border: none;"><b>Community Planner</b></td> <td style="border: none; text-align: center;"><b>Date</b></td> <td style="border: none;"><b>A/Principal Planner</b></td> <td style="border: none; text-align: right;"><b>Date</b></td> </tr> </table>			<i>Original signed by W. Albakry</i>	March 11, 2014	<i>Original signed by R. Nickel</i>	March 11, 2014	<b>Community Planner</b>	<b>Date</b>	<b>A/Principal Planner</b>	<b>Date</b>
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**BACKGROUND:**

Manitoba Public Insurance (MPI), on behalf of the owner, VBJ Developments LTD., is applying for a conditional use to allow for special needs housing for four (4) individuals in the RSF Residential Single Family Zone for a site located at 25/27 Ericson Crescent (Lots 12/13, Block 1, Plan 52074 BLTO).

***Zoning/Development Context***

The subject site consists of two vacant lots located next to each other at the northeast corner of Island Park subdivision. Primary access to the site is through Portola Drive to the south. There is a 14.00m public reserve buffer located north of the two properties and a 6.00m wide public reserve located east of 27 Ericson Crescent. The subject site is surrounded with primarily vacant lots that are zoned RSF, which will provide for single family houses.

**DISCUSSION:**

Special needs housing is defined in Brandon Zoning By-law as the use of any building or structure or part thereof, however named, which is advertised, announced or maintained for the express or implied purpose of providing lodging, meals, care, supervision, and other services...to persons not related by blood, marriage, or adoption to the operator nor to each other. MPI has four (4) catastrophically brain injured claimants from the Brandon region waiting for placement. Special needs housing for 4 or more persons requires a conditional use application in the RSF Zone.

***Consistency with Part 7, Section 106(1)(b) of The Planning Act and Demonstration that the Use:***

***1. Will be compatible with the general nature of the surrounding area;***

The proposed use is residential which is consistent with the mostly single-family character of the surrounding area.

***2. Will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area; and***

The proposed house will have a total of 4 parking spaces: two (2) in the front garage and two (2) additional exterior surface parking spaces to the rear of the house. The parking stalls are provided for

staff and visitors as the clients do not drive and will not require parking. The proposed use is residential and will not impair the integrity and character of the neighbourhood as it does not generate noise, vibration, dust, lighting, traffic, or odour concerns. Additionally, the entrance for proposed house is well defined through the use of a canopy oriented towards the street which is in compliance of clause 4.3.3.2 of the City of Brandon Urban Design Standards & Guidelines. As a result, the proposed house will aesthetically enhance the surrounding area.

**3. *Is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law***

The subject site is currently designated “Residential” in the Development Plan 2013. Furthermore, the proposal meets the parking, setbacks and landscaping requirements under the Zoning By-law. Furthermore, the design of the building meets the Urban Design Standards and Guidelines, including section 3.1.1.1 - locating active windows to overlook semi-private and public spaces in front of and behind the subject site – and section 3.7.3 - locating perennial and/or shrub plantings directly adjacent to the building foundation of any façade which is plainly visible from a street.

***Commenting Agencies***

A summary of comments requesting conditions of approval or recommending rejection of the application are summarized below. All other comments received have otherwise been addressed.

***City of Brandon***

- The two properties will need to be consolidated prior to applying for a building permit;
- A fence will be required for the entire length of both the north and east property line;
- One of the services for water and one of the services for sewer will need to be retired prior to applying for a building permit; and
- Provision of a water management plan is required.

***Public Outreach/Notification***

As required under s. 169 of The Planning Act, notice of this Public Hearing regarding this application was sent to owners of property within 100 metres (328 feet) of the subject property and notice posters were posted on the property. Additionally, representative of MPI went door-to-door to residents within 100m of the subject two properties and gave the residents an overview of the proposed conditional use. As of the writing of this report, the Planning & Building Safety Department has not received any written comments from the public in favour of or indicating opposition to the proposal.

**RECOMMENDATION:**

That the Public Hearing for Conditional Use Application C-02-14-B at 25/27 Ericson Crescent be concluded.

That Conditional Use Application C-02-14-B to allow for special needs housing for four (4) individuals in the RSF Residential Single Family Zone be approved at 25/27 Ericson Crescent (Lots 12/13, Block 1, Plan 52074 BLTO) in accordance with the intent of the application, the attached letter of intent (Schedule A- 3,4, 5) and the attached site plan (Schedule B- 3) and elevation plan (Schedule B- 6), subject to:

- a. the owner or successor prior to the issuance of a building permit, submitting a Certificate of Title to the City of Brandon Planning & Building Safety Department confirming that the subject site has been consolidated under the same title.