

Conditional Use

Name of Property Owner: VBJ Developments Ltd.
 Name of Applicant: The Manitoba Public Insurance Corporation
 Civic Address of Property: 25 and 27 Ericson Crescent, Brandon, Manitoba
 Legal Description of Property: Lots 12 and 13, Block 1, Plan 52074 BLTO

References:

BAPD Development Plan By-law No. 78/01/04
 Applicable Secondary Plan By-law
 City of Brandon Zoning By-Law No. 6642
 Urban Design Standards and Guidelines

Prior to submitting a formal application, the Planning & Building Safety Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review

Conditional Use Request:

The Manitoba Public Insurance Corporation is applying for a Conditional Use Permit to construct a Special Needs Home for four residents on the above noted properties.

I undertake to observe and perform all provisions of The Planning Act, the Development Plan, the Zoning By-law, and the provisions of other relevant laws, by-laws or agreements.

Signature of Owner: _____ Date: _____

Address: _____ E-Mail: _____

Home Phone: _____ Cell Phone: _____ Work Phone: _____

Signature of Applicant: *CMartin* *DKempe* Date: JAN 28 2014

Address: 912-234 Donald Street Winnipeg, Manitoba E-Mail: CMartin2@mpi.mb.ca/MKempe@mpi.mb.ca

Home Phone: _____ Cell Phone: (204) 612-6547 Work Phone: (204) 985-8770

Ext. 8109

The personal information which you are providing is being collected under the authority of The Planning Act and will be used for the purpose of approving this application. Information is also being collected for the purpose of statistical reporting. It is protected by the Protection of Privacy provisions of The Freedom of Information and Protection of Privacy Act. If you have any questions about the collection and/or use of information, contact Jennifer Haultain, FIPPA Coordinator, City of Brandon Planning & Building Safety Department, 421 – 9th Street, Brandon, Manitoba, R7A 4A9, Telephone 204-729-2116.

FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: Waleed Albakry Planning File No.: _____ CityView No.: PLCU 2014-6
 Date Application Received: Jan 29/14 Payment Date: Jan 29/14 Receipt No.: 2014-1468 Amount: \$ 535.00
 Conditional Use - Application REV01/13



Planning & Building Safety Department
421 - 9th Street, Brandon MB, R7A 4A9
T: 204.729.2110 F: 204.728.2406

Letter of Authorization

Date: 12/06/13

To: City of Brandon
Planning & Building Safety Department
421 - 9th Street
Brandon, MB
R7A 4A9

RE: 25 & 27 Ericson Crescent (address or legal description of application)

I (We) hereby give authorization to:

The Manitoba Public Insurance Corporation
(Applicant's name)

To apply for a Development application for the above address.

Registered Owner(s) on the Current Status of Title or Certificate of Title: VBJ DEVELOPMENTS LTD.

<u>STEVE McMillan</u>		<u>DEC 6 / 2013</u>
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date
_____	_____	_____
Name (Print)	Name (Signed)	Date



January 28, 2014



City of Brandon
Planning and Building Safety Department
421 9th Street
Brandon, MB
R7A 4A9

Attention: Planning Commission

Letter of Intent - Conditional Use Application
Applicant: The Manitoba Public Insurance Corporation
Civic Address: 25 and 27 Ericson Crescent

Legal Address: LOTS 12 AND 13 BLOCK 1 PLAN 52074 BLTO IN SE 1/4 11-10-19 WPM

Manitoba Public Insurance Corporation intends to build a shared care home for four residents within the City of Brandon. Pursuant to Brandon's Zoning By-law 6642 this is a formal application for a Conditional Use permit as special needs housing.

Manitoba Public Insurance's Personal Injury Protection Plan (PIPP) prescribes bodily injury compensation for Manitobans who are injured in motor vehicle accidents within Canada or the United States of America.

In October 2009, as a result of an in-depth review of our most seriously injured and vulnerable claimant group, a legislated definition of 'Catastrophic Injury' together with enhanced benefits for claimants who meet this definition was established.

Manitoba Public Insurance is committed to ensuring catastrophically injured Manitobans are provided with sufficient financial resources and a comprehensive complement of benefits to maximize their recovery and live lives that are full and as productive as possible.

It has been identified that catastrophically injured PIPP claimants face a shortage of appropriate long-term community accommodation solutions, despite comprehensive PIPP benefits and government services. Manitoba Public Insurance believes it has a role in enhancing accommodation options for our catastrophically injured claimants.

Brandon Opportunity

An opportunity exists today to develop a shared living and shared care home in Brandon. Manitoba Public Insurance has a number of catastrophically brain injured claimants from the Brandon region waiting for placement. Four (4) claimants have been identified and their families have expressed a desire to take advantage of this opportunity. This would provide a long-term community alternative in a home environment that may otherwise not be possible.

The shared care home in Brandon is a new initiative of Manitoba Public Insurance and this will be the first constructed in Manitoba. The development of this home also aligns with Brandon's Housing Vision of ensuring *"Each person in Brandon has the opportunity to secure housing that is adequate and affordable for their individual circumstances"*

Home Design

Manitoba Public Insurance has had and will continue to maintain a strong commitment to the Brandon area. We take pride in being good corporate citizens, and ensuring our properties are maintained to high standards. Manitoba Public Insurance has identified a suitable location for the proposed home at lots 25 and 27 Ericson Crescent. These two lots have been conditionally purchased, with the intention to consolidate the titles and retire the services on one of the lots.

The home will be designed and built to a high standard of quality, utilizing energy efficient principles. The home's design will be at or above the standards of other homes in the area, and will be a good fit in the community. Ownership of the proposed home will remain with Manitoba Public Insurance.

The lot will be landscaped with a variety of elements to further enhance the neighbourhood. As there would be professional staff on site at all times, additional off street parking has been incorporated into the landscape design. In addition, a fence and selected plantings are proposed along the side and rear property lines which would be appealing, yet ensure privacy. Timely maintenance and yard care will be performed by Manitoba Public Insurance contracted professionals.

Resident information

The four residents selected for the home all have catastrophic injuries requiring 24 hour care and supervision. They were selected on their compatibility with one another as well as their ability to reside in a residential home. They have limited mobility and will always be accompanied by a care provider.

The interior of the home will be designed to maximize the residents comfort and independence while still having the amenities and feel of a residential home. It is anticipated that two staff will be on site at all times, allowing for a resident to staff ratio of 2:1.

The daily operations of the home and care of the residents will be contracted to a Brandon based company, Brandon Support Services who has established a solid record in the Brandon area in the operation of numerous shared care homes. They have the experience, staffing and relationships with community resources to effectively manage the home and meet the needs of the residents.

The Occupational Therapist working with the four claimants has reviewed their level of function in relation to Brandon's Residential Care/Supported Residential Homes Requirements. Based on her assessment, medical information and clinical interviews she concludes that 2 of the 4 residents meet the definition for ambulatory and self preservation. A copy of her report dated January 22, 2014 is included with this application.

Prior to occupancy Brandon Support Services, in consultation with the Brandon Fire Prevention officer, will develop a Safety Plan. This plan will provide for a 3 to 5 minute emergency egress time as well as incorporate a secondary evacuation option.

Conditional Use Application

Included with our application and fee, we enclose architectural drawings and renderings, as well as additional supporting documentation. The proposed home meets the 'three tests' established in Section 106 (1) of The Planning Act as paraphrased:

1. It will be compatible with general nature of the surrounding area
2. It 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.
3. It is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

Thank you for the opportunity to present this exciting opportunity for Manitoba Public Insurance and Brandon and your favourable consideration of our application.

Yours Truly,



Christine Martin,
Vice President
Service Operations



MaryAnn Kempe
Vice President
Community and Corporate Relations

Encl:

Stantec Architectural Design Package
Conditional Use Application (with \$535 fee)
Status of Title
Letter of Authorization
Occupational Therapy Report



**Manitoba
Public Insurance**

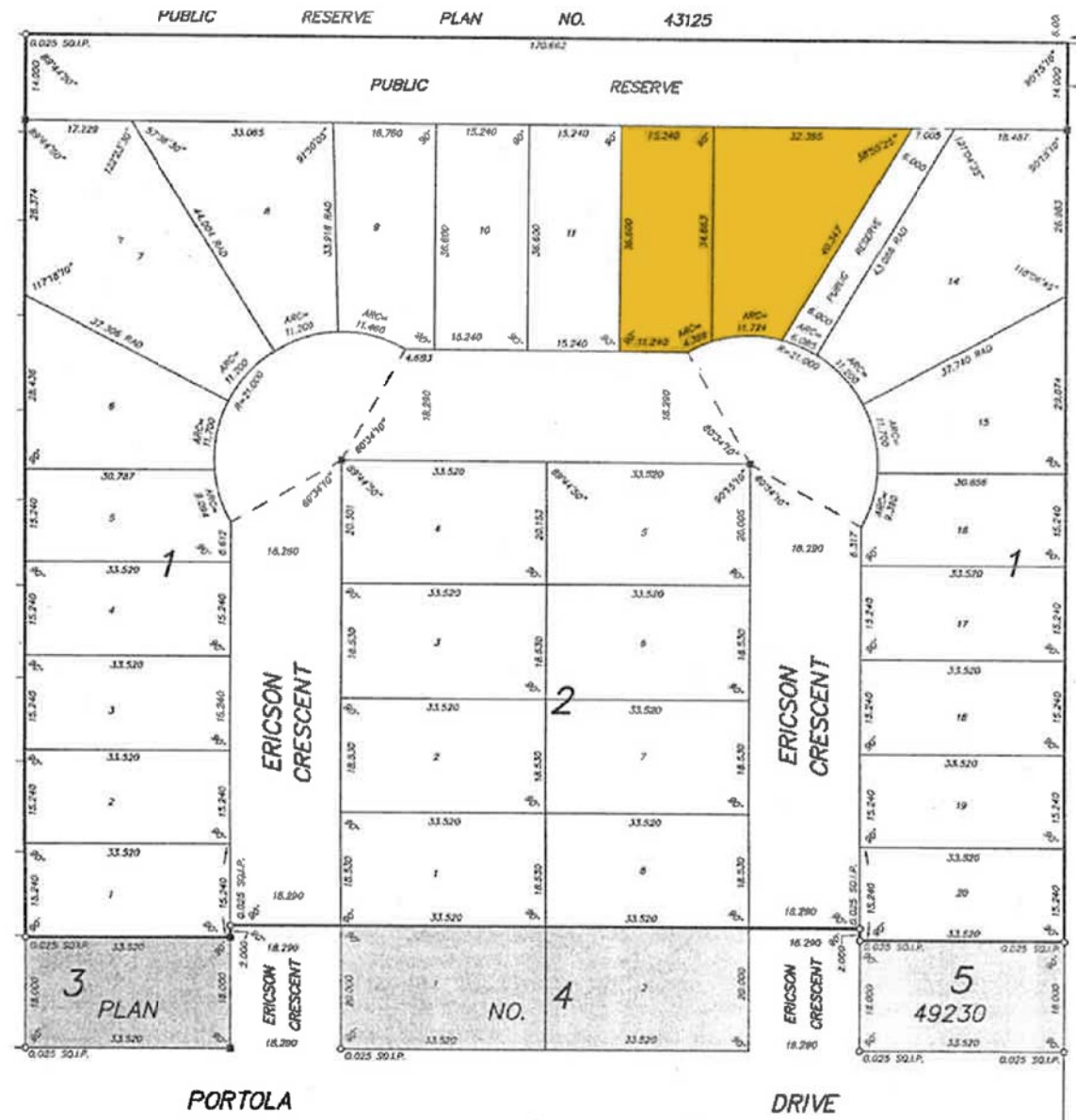
PIPP RESIDENCE
PRAIRIE LANE

Brandon, Manitoba



Stantec

Project #13054
Issued for Conditional Use Application
January 29, 2014



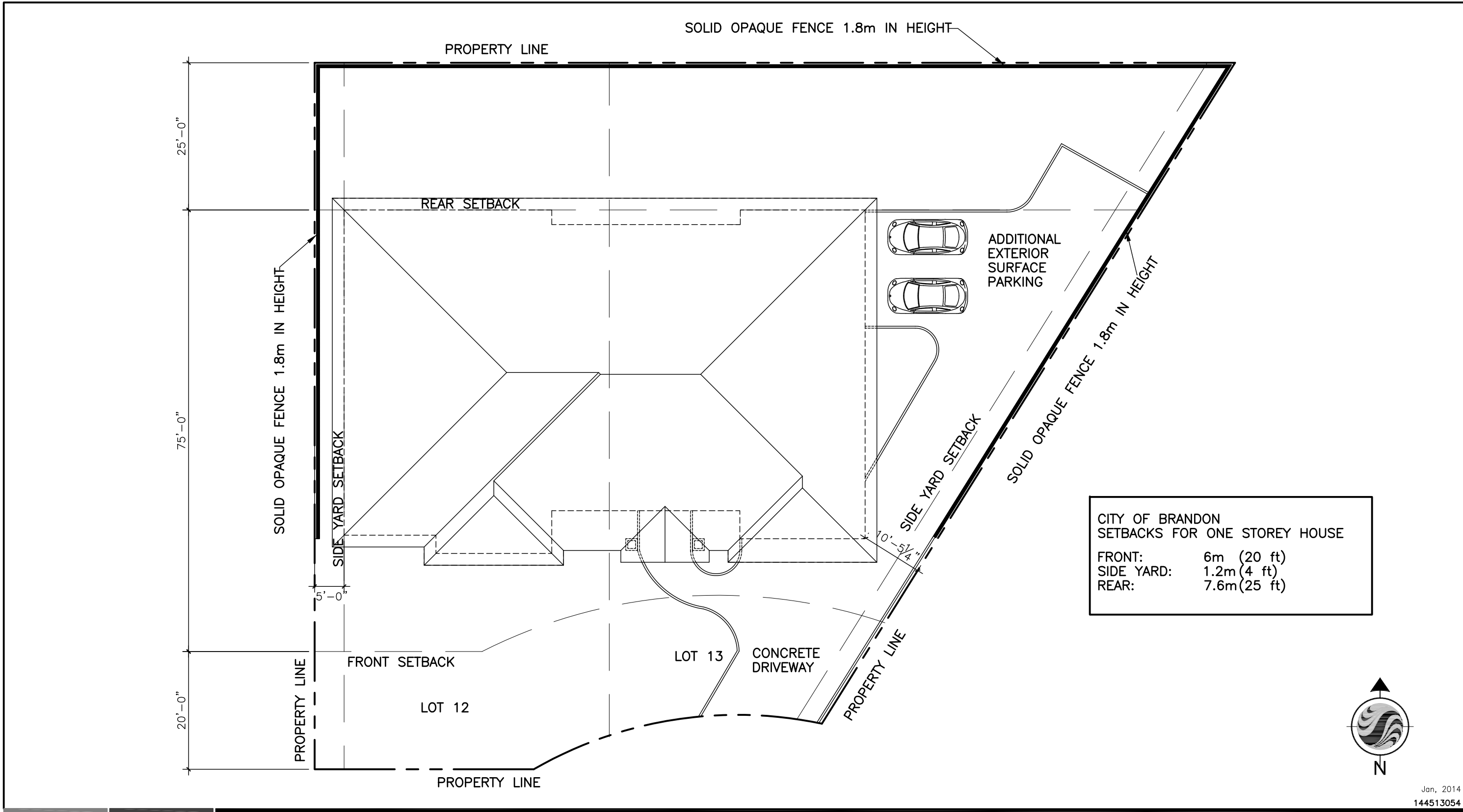
Jan, 2014
144513054



Stantec Architecture Ltd.
905 Waverley Street
Winnipeg MB Canada
R3T 5P4
Tel. 204.489.5900
Fax. 204.453.9012
www.stantec.com

PRAIRIE LANE
ISSUED FOR CONDITIONAL USE APPLICATION
JANUARY 29, 2014

Client/Project
Manitoba Public Insurance
PIPP Residence
LOTS 12 & 13 Ericson Crescent
Figure No.
1.1
Title
SITE PLAN



CITY OF BRANDON
SETBACKS FOR ONE STOREY HOUSE
FRONT: 6m (20 ft)
SIDE YARD: 1.2m (4 ft)
REAR: 7.6m (25 ft)

PRAIRIE LANE
ISSUED FOR CONDITIONAL USE APPLICATION
JANUARY 29, 2014

Client/Project
Manitoba Public Insurance
PIPP Residence
LOTS 12 & 13 Ericson Crescent

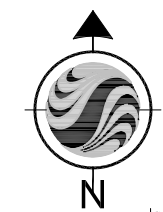
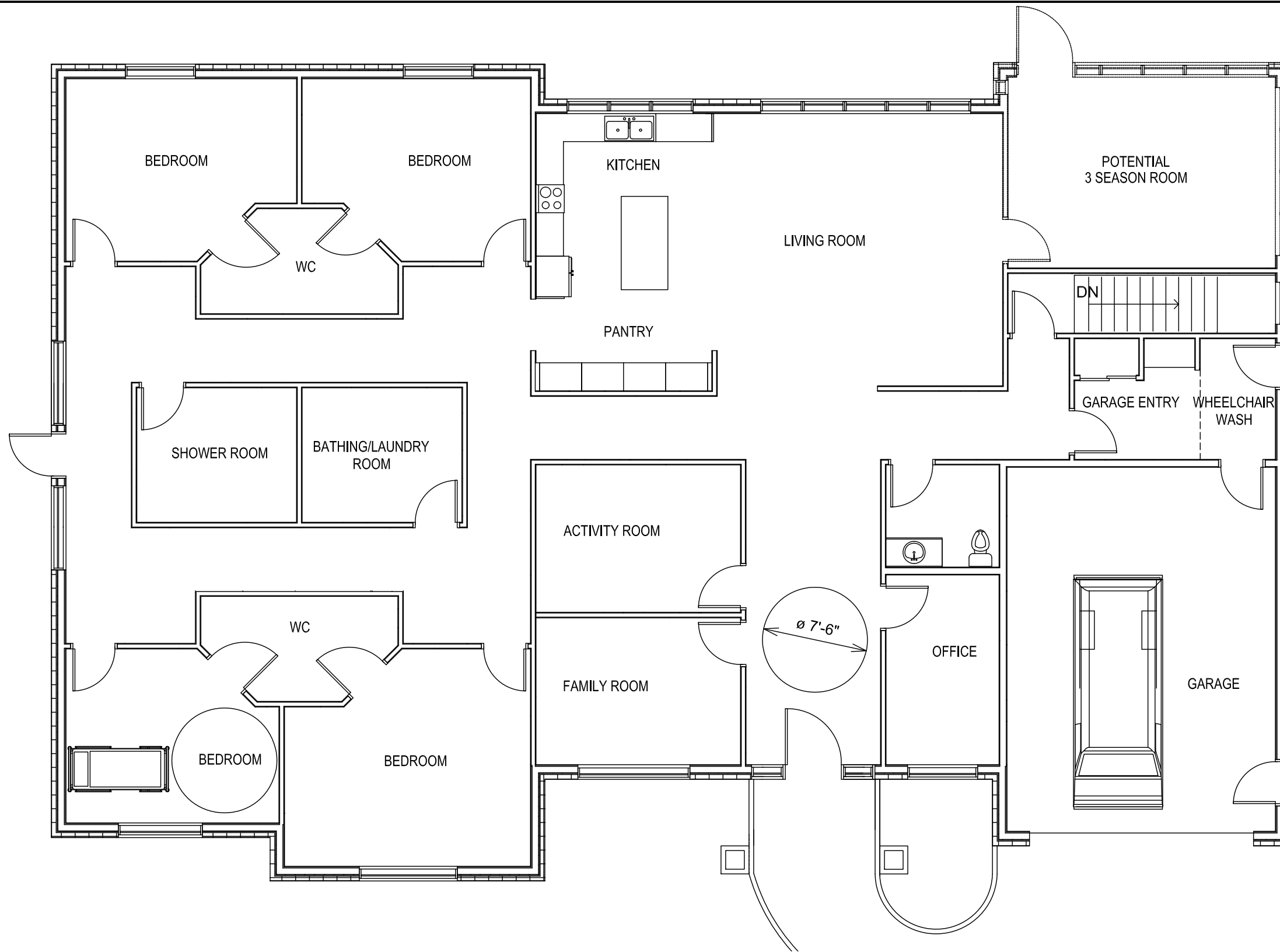
Figure No.
1.1

Title
SITE PLAN
1/16" = 1'-0"

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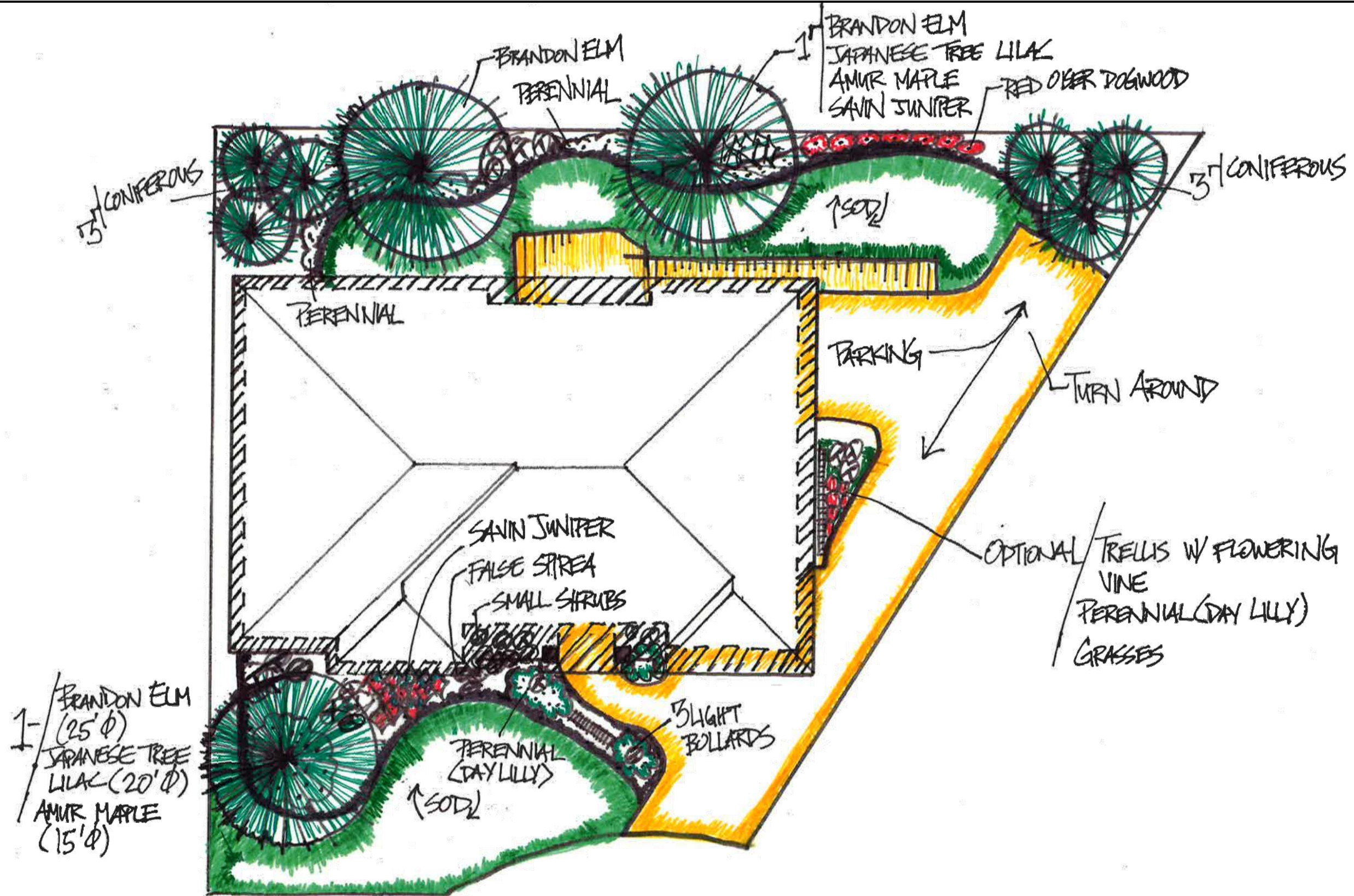
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Client/Project
 Manitoba Public Insurance
 PIPP Residence
 LOTS 12 & 13 Ericson Crescent
 Figure No.
 1.2
 Title
 MAIN FLOOR PLAN
 1/8" = 1'-0"



Jan, 2014
144513054



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JANUARY 29, 2014

Client/Project
Manitoba Public Insurance
PIPP Residence
LOTS 12 & 13 Ericson Crescent
Figure No.
1.3
Title
LANDSCAPING PLAN



PRAIRIE LANE

Jan, 2014
144513054



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JANUARY 29, 2014

Client/Project
Manitoba Public Insurance
PIPP Residence
LOTS 12 & 13 Ericson Crescent
Figure No.
2.0
Title
SOUTH ELEVATION
1/8" = 1'-0"



PIPP Residence - 13054 | January 29, 2014



**Manitoba
Public Insurance**



Stantec



PIPP Residence - 13054 | January 29, 2014



**Manitoba
Public Insurance**



Stantec

BUILDING CODE SUMMARY				
	FIRM NAME:	STANTEC ARCHITECTURE LTD.		
	CERTIFICATE OF PRACTICE NUMBER:	068		
	NAME OF PROJECT:	PIPP RESIDENCE - 13054		
	LOCATION:	LOTS 12 & 13 (COMBINED) ERICSON CRESCENT		
	LEGAL DESCRIPTION	LOT 12 BLOCK 1 PLAN 52074 BLTO EXC ALL MINES AND MINERALS AS RESERVED IN THE GRANT FROM THE CROWN IN SE 1/4 11-10-19 WPM	LOT 13 BLOCK 1 PLAN 52074 BLTO EXC ALL MINES AND MINERALS AS RESERVED IN THE GRANT FROM THE CROWN IN SE 1/4 11-10-19 WPM	
		2011 MBC REF. (References are to Division B unless noted)		
ITEM	PIPP RESIDENCE - 13054	MANITOBA BUILDING CODE DATA MATRIX PART 9		
A1	Project Description	<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration	[A]1.1.1.1	
A2	Major Occupancy Classification	GROUP C, RESIDENTIAL (Part 9)	9.10.2.1.(1)	
A3	Building Area (sq. ft.)	354 sq m (3818 sq ft)	[A] 1.4.1.2	
A4	Number of Storeys Above Grade:	1	[A] 1.4.1.2	
A5	Building Height (ft.)	9.0678 m (29.75 ft)	[A] 1.4.1.2	
A6	Number of Streets Building is Facing	1	3.2.2.10	
A7	Sprinkler System Proposed	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	9.10.1.3.(8)	
		NFPA 13D, Sprinkler System in One- and Two-Family Dwellings	3.2.5.12.(3)	
A8	Construction Restrictions:	<input type="checkbox"/> Combustible Permitted <input type="checkbox"/> Non-combustible Required <input checked="" type="checkbox"/> Both	9.10.8.11.(1)	
	Actual Construction	<input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input type="checkbox"/> Both	3.2.2.53.	
A9	Required Fire Resistance Rating of Assemblies	Floors: 45 mins Fire Separation: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Roof: N/A	9.10.8.1.(1) 3.2.2.53.(3) 9.10.8.1.(1)	
A10	Standpipe and Hose Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A	3.2.5.8	
A11	Fire Alarm Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	9.10.8.2.(1)	
A12	Water Service/Supply is Adequate	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.12.	
A13	High Building	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6.1	
A14	Occupant Load (non-calculated)	2 Persons per bedroom or sleeping area	9.9.1.3.(2)	
		Not more than 5 residents	3.2.5.12.(3)	
	Occupant Load (calculated)	Occupancy	Room Type	Amount
		4 Permanent Residents	Bedroom	4
	2 Staff	Resting Room	1	
A15	Barrier-Free Design	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.8.1	
	Protection of Barrier-Free Doors	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Building is Sprinklered Throughout 3.3.1.7	



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JANUARY 29, 2014

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PIPP Residence
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Figure No.
3.0
Title
CODE ANALYSIS