



YMCA of Brandon
231 8th Street
Brandon MB R7A 3X2
204-727-5456
ymcabrandon.ca

Letter of Intent

November 12, 2021

City of Brandon
Planning and Buildings Department
638 Princess Avenue
Brandon, MB R7A 0P3

Name of Applicant/Registered Owner:

Young Men's Christian Association of Brandon (YMCA of Brandon)

Location of Proposed Development:

231 8th Street, Brandon MB R7A 3X2

Legal Description:

Firstly: Parcels A,B,C,D,E,F and G Plan 49798 BLTO exc: out of said parcels "C" and "D" public lane Plan 52070 BLTO and exc: out of said parcels "D" and 'E" all mines and minerals and other matters as set forth in the Crown Lands Act in SE ¼ 23-10-19 WPM

Secondly: Parcel "A" Plan 52070 BLTO EXC: all Mines and Minerals and other matters as set forth in the Crown Lands Act in SE ¼ 23-10-19 WPM

Description of Proposed Request:

We are applying for a variance to the COB Zoning By-law clause 59, Downtown Bulk and Siting Requirements, Table 14, which requires a side yard to be 0.0m, or if a side yard is provided, it shall be not less than 1.5m (footnote 6).

Our intention is to maximize the building up to the property line, however to allow room to install shoring to prevent damage to the neighbor's grade supported elements, and to perform the work safely, we need to pull the face of the foundation beam back 500mm from the property line. The finished face of the exterior cladding will be 305mm from the property line.

Alignment with Criteria as per Section 97(1) of the Planning Act

The Y has occupied on spaces on or adjacent to its current location for over 100 years. The community identifies 231 8th Street as the Y. The proposed addition is compatible with the surrounding area both in terms of architecture and function. The exterior cladding and design will be compatible, if not mimic, the existing building. The colors will be complementary to the neighboring buildings immediately to the south of the property. Existing greenspace in the form of a children's playground for the daycare will be replaced and increased in size over the current space.

Building healthy communities

As stated above the current bylaws allow for or require a 0.0 M setback or a 1.5 M side yard. Our proposed variance would have the finished face of the building of 305mm from the property line requiring a very minimal modification of the bylaw and its intent. This would increase the physical space between the buildings, allowing for more reflective light and increased air circulation between the Y and the north facing apartments.

An existing sidewalk on the adjacent property would be extended to improve pedestrian traffic flow from the parking on 7th Street to the front of the YMCA and allow seniors access to the parking on the east side of Seventh Street directly from the rear door of the Prairie Oasis Seniors Center.

Sincerely,



Lon Cullen
President and CEO



Letter of Authorization

Date: November 5, 2021

To: City of Brandon
Planning & Buildings Department
638 Princess Avenue
Brandon, MB R7A 0P3

RE: 231 8th Street (address or legal description of application)

I (We) hereby give authorization to:

YMCA of Brandon (Applicant's name)

To apply for a development application for the above address.

Registered Owner(s) on the Current Status of Title:

YMCA of Brandon (Lon Cullen - CEO)

November 5, 2021

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date

Name (Print)

Name (Signed)

Date