

**Variance to Zoning By-law No. 7124**

Name of Property Owner: Young Men's Christian Association of Brandon  
 Name of Applicant: YMCA of Brandon - Lon Cullen CEO  
 Civic Address of Property: 231 8th Street  
 Legal Description of Property: Title Number 3150128/2

**References:**

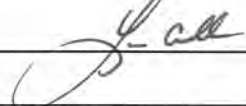
BAPD Development Plan By-law No. 95/01/12  
 Applicable Secondary Plan By-law  
 City of Brandon Zoning By-Law No. 7124

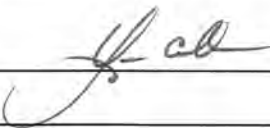
*\*\*Prior to submitting a formal application, the Planning & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review\*\**

**Variance Request(s):**

To reduce the side yard requirement from 1.5 meters to 0.9 meters on the south side of the property to accommodate the expansion of the Dood Cristall Family YMCA.

*As the applicant, I confirm and verify to the City that the information provided in this application is true and complete, and 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 Applicant:  Date: November 5, 2021  
 Address: 231 8th Street Postal Code: R7A 3X2  
 Phone No.: (Primary) 204 727 5456 ext 119 (Secondary) 204 724 7962  
 Email Address: lon.cullen@ymanitoba.ca

Signature of Owner:  Date: November 5, 2021  
 Address: 231 8th Street Postal Code: R7A 3X2  
 Phone No.: (Primary) 204 727 5456 ext 119 (Secondary) 204 729 7962  
 Email Address: lon.cullen@ymanitoba.ca

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 Houlihan, FIPPA Coordinator, City of Brandon Planning & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

**FOR PLANNING DEPARTMENT USE ONLY:**

Community Planner: \_\_\_\_\_ Planning File No.: \_\_\_\_\_ CityView No.: \_\_\_\_\_  
 Date Application Received: \_\_\_\_\_ Payment Date: \_\_\_\_\_ Receipt No.: \_\_\_\_\_ Amount: \$ \_\_\_\_\_  
 Variance - Application REV.12/0011



### 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



**YMCA of Brandon**  
231 8<sup>th</sup> 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 8<sup>th</sup> 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 8<sup>th</sup> 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.

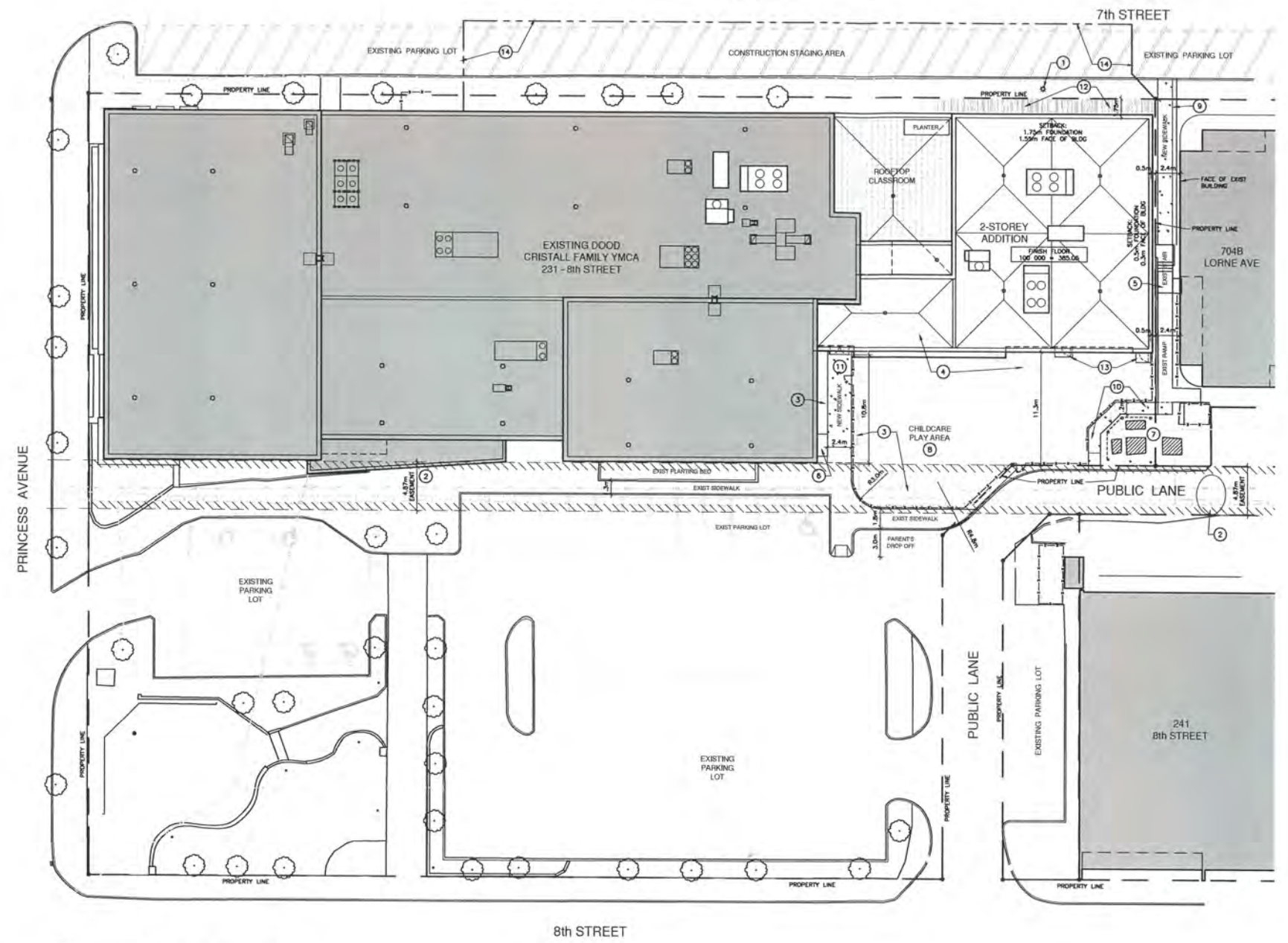
As stated above the current bylaws allow for or require a 0.0 M setback or a 1.5 M side yard. Our proposed variance would have the finished face of the building of 305mm from the property line requiring a very minimal modification of the bylaw and its intent. This would increase the physical space between 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



**SITE PLAN - ADDITION**  
1:200

**GENERAL NOTES**

1. DRAWINGS MUST NOT BE SCALED.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
3. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO THE COMMENCEMENT OF THE WORK. ALL ERRORS AND OMISSIONS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
4. VARIATIONS AND MODIFICATIONS TO THE WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.
5. ALL DIMENSIONS ARE TO FACE OF GYPSUM WALLBOARD, FACE OF MASONRY OR FACE OF CONCRETE UNLESS NOTED OTHERWISE.
6. DRAWINGS AND SPECIFICATIONS ARE PROPERTY OF THE ARCHITECT. ANY REPRODUCTIONS OF THE DRAWINGS OR SPECIFICATIONS SHALL BE MADE ONLY AFTER WRITTEN AUTHORIZATION FROM THE ARCHITECT AND SHALL REMAIN PROPERTY OF THE ARCHITECT.
7. FINISH AND MAKE GOOD ALL NEW & EXISTING SURFACES AFFECTED BY DEMOLITION PRIOR TO PAINTING TO ENSURE A SMOOTH FINISH. REFER TO ROOM FINISH SCHEDULE.
8. THE GENERAL CONTRACTOR SHALL VERIFY THE LOCATION OF ALL SITE SERVICES WITH THEIR RESPECTIVE UTILITY COMPANIES PRIOR TO COMMENCEMENT OF WORK AND CO-ORDINATE WITH MECHANICAL & ELECTRICAL SUBSTRICES FOR REQUIRED TECHS.
9. ROOM NAMES & NUMBERS IDENTIFIED ON DRAWINGS & SCHEDULES ARE FOR CONSTRUCTION PURPOSES ONLY. COORDINATE SUPPLY & INSTALLATION OF ROOM NAME & NUMBER SIGNAGE WITH OWNER.
10. ALL CORRIDOR WALLS ARE FIRE SEPARATIONS WITH NO FIRE-RESISTANCE RATING, FIRE-STOP ALL PENETRATIONS. REFER TO SPECS, COORD W/ MECHANICAL & ELECTRICAL.
11. THE SECOND FLOOR ASSEMBLY SHALL BE A FIRE SEPARATION; FIRE-STOP ALL PENETRATIONS, PROVIDE FIRE DAMPERS AS REQ'D. REFER TO SPECS, COORD W/ MECHANICAL & ELECTRICAL.

**SITE RENO PLAN NOTES**

1. EXIST LAMP STANDARDS TO REMAIN OPERATIONAL THROUGHOUT DEMOLITION & NEW CONSTRUCTION; PROTECT FIXTURE & U/G POWER SERVICE FROM DAMAGE AS REQ'D.
2. EXIST GAS SERVICE, POWER & TELECOM WANDS UNDER PUBLIC LANE BASEMENT RUN CONTINUOUS THRU SITE; CONTRACTOR SHALL CONFIRM LOCATION & PROTECT FROM DAMAGE DURING DEMOLITION, EXCAVATION & NEW CONSTRUCTION.
3. APPROX LOCATION OF EXIST BUILDING'S U/G GAS SERVICE. CONTRACTOR SHALL LOCATE & PROTECT FROM DAMAGE DURING DEMOLITION, EXCAVATION & NEW CONSTRUCTION. COORD ANY DISRUPTIONS IN SERVICE W/ OWNER & LOCAL SERVICE PROVIDER. COORD W/ MECHANICAL.
4. APPROX LOCATION OF EXIST BUILDING'S U/G TELECOM & POWER SERVICE. CONTRACTOR SHALL LOCATE & PROTECT FROM DAMAGE DURING DEMOLITION, EXCAVATION & NEW CONSTRUCTION. COORD ANY DISRUPTIONS IN SERVICES W/ OWNER & LOCAL SERVICE PROVIDERS. COORD W/ ELECTRICAL.
5. EXIST CONCRETE EXIT RAMP & STAIR ON ADJACENT PROPERTY TO REMAIN. CONTRACTOR SHALL PROTECT FROM DAMAGE DURING DEMOLITION, EXCAVATION & NEW CONSTRUCTION. PROVIDE TEMPORARY SAFETY FENCING AS REQ'D TO GUARD PEDESTRIANS FROM CONSTRUCTION ACTIVITY.
6. EXIST ONE EXIT DOORS TO REMAIN IN SERVICE THROUGHOUT DEMOLITION & NEW CONSTRUCTION. PROVIDE TEMPORARY SAFETY FENCING AS REQ'D TO GUARD PEDESTRIANS FROM CONSTRUCTION ACTIVITY.
7. EXIST POWER & TELECOM SERVICE PEDESTALS TO REMAIN. PROVIDE NEW PIPE BOLDED C/W STEEL CHANNEL RAIL ALONG NEW SIDEWALK. COORD NEW WORK W/ LOCAL UTILITY PROVIDER AS REQ'D. REFER TO ELECTRICAL.
8. RENOVATIONS TO EXIST CHILD CARE PLAY AREA INCLUDING ALL FENCING, SITE FIXTURES & LANDSCAPING TO BE PERFORMED BY OTHERS; CONTRACTOR SHALL COORD W/ OWNER.
9. NEW CONCRETE SIDEWALK C/W CURBS & DRAINAGE GUTTER FROM EXIST EXIT STAIR ON ADJACENT PROPERTY TO CITY PARKING LOT. SLOPE FOR DRAINAGE. COORD ALL WORK W/ PROPERTY OWNER. REFER TO CIVIL.
10. NEW CONCRETE SIDEWALK FROM EXIST EXIT RAMP ON ADJACENT PROPERTY TO PUBLIC LANE. SLOPE FOR DRAINAGE. COORD ALL WORK W/ PROPERTY OWNER. REFER TO CIVIL.
11. NEW CONCRETE SIDEWALK FROM ADDITION ENTRY SLAB TO EXIST SIDEWALK ALONG WEST SIDE OF DRINKING.
12. PATCH & MAKE GOOD SUBGRADE AS REQ'D. SLOPE FOR DRAINAGE & TIE INTO EXIST GRADES. NEW TOPSOIL, SOODING & TREES TO BE SUPPLIED & INSTALLED BY OTHERS; REFER TO SPECS. COORD W/ CIVIL.
13. CONCRETE ENTRY SLABS, SLOPED FOR DRAINAGE; REFER TO STRUCTURAL.
14. EXTENT OF CONSTRUCTION STAGING AREA. PROTECT EXIST TREES FROM DAMAGE DURING DEMOLITION & NEW CONSTRUCTION. REPAIR SITE TO PRE-CONSTRUCTION CONDITIONS UPON COMPLETION OF WORK.

**LEGAL DESCRIPTION**

231-8th STREET, BRANDON, MANITOBA  
 PARCELS A-C, PLAN NO. 49796, BRANDON LAND TITLES OFFICE  
 SE 1/4 SECTION 23-10-19 87W  
 EXISTING BUILDING AREA: 2058sqm + 1423sqm = 4112sqm  
 ADDITION BUILDING AREA: 543sqm + 718sqm = 1261sqm  
 TOTAL BUILDING AREA: 3232sqm + 2141sqm = 5373sqm

**SITE PLAN LEGEND**

- UNDERGROUND POWER SERVICE
- UNDERGROUND TELECOM SERVICE
- UNDERGROUND GAS SERVICE
- DOMESTIC SEWER
- STORM SEWER
- WATER MAIN

ISSUED FOR VARIANCE APPLICATION

	drawn by DCL approved by MJF date 08 NOV 2021		<b>DOOD CRISTALL FAMILY YMCA          ADDITION &amp; RENOVATIONS</b> 231 - 8th STREET, BRANDON, MANITOBA	project <b>2371</b> sheet no. <b>A1.2</b>
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