

January 25, 2023

RE: Letter of Intent—Rezoning of 353 – 16<sup>th</sup> Street North

Brandon, MB

On behalf of the City of Brandon (“the City”), I am applying to rezone 353 – 16<sup>th</sup> Street North from IR Industrial Restricted to EI Educational and Institutional. Rezoning this property will allow for the development of transitional housing with support services on this site.

Earlier this year, the federal government provided the City an opportunity to enable development of transitional housing by providing funding. This is an opportunity for the City, as the City currently lacks certain forms of housing along the housing continuum, including transitional housing. The residential component of this building, consisting of 24 units, will be on the second and third storeys, consistent with the Assiniboine Gardens Secondary Plan. The ground storey, about 8,000-10,000 square feet in area, will have space for offices to provide supports and services to those living in the transitional housing, as well as a commercial kitchen for the residents. The City may also consider other supports and services on the ground storey that more directly serve the greater community, such as a sobering centre.

Given the uses we are proposing, the EI Zone makes the most sense, as this form of housing best fits under “special needs housing” under the City’s Zoning By-law. The Brandon & Area Planning District Development Plan also permits smaller scale institutional uses in various parts of the city, such as this site, as the proposed scale and use are reasonable compatible with the area.

Thank you.

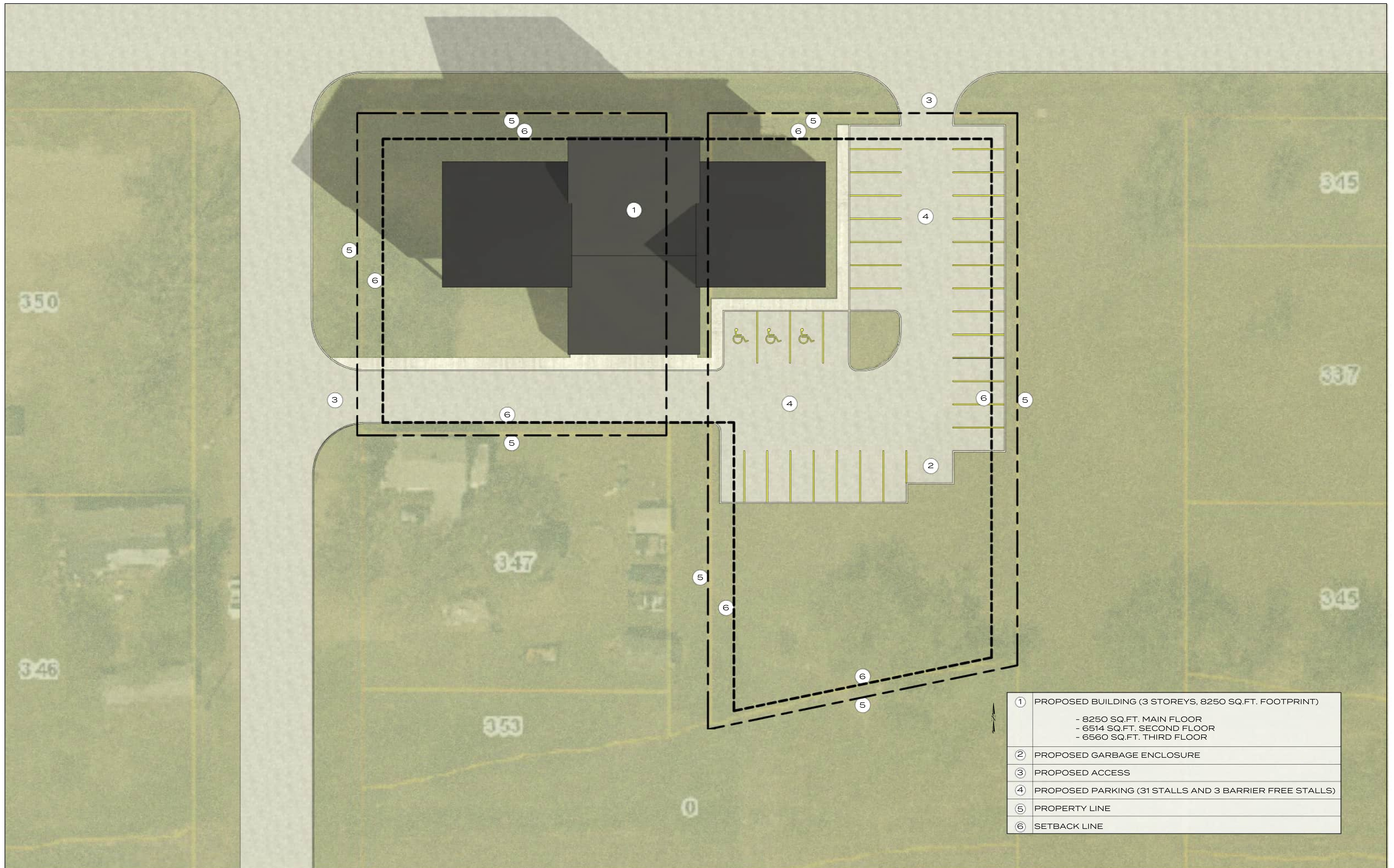
Sincerely,



Shannon Saltarelli

Community Housing and Wellness Coordinator





①	PROPOSED BUILDING (3 STOREYS, 8250 SQ.FT. FOOTPRINT) - 8250 SQ.FT. MAIN FLOOR - 6514 SQ.FT. SECOND FLOOR - 6560 SQ.FT. THIRD FLOOR
②	PROPOSED GARBAGE ENCLOSURE
③	PROPOSED ACCESS
④	PROPOSED PARKING (31 STALLS AND 3 BARRIER FREE STALLS)
⑤	PROPERTY LINE
⑥	SETBACK LINE