



City of Brandon
Planning and Buildings Department
410, 9th Street
Brandon MB
R7A 6A2

Re: Variance Application to adjust land use at 302 8th Street Brandon
Applicant: Brandon Neighbourhood Renewal Corporation

November 29, 2023

Dear Community Planner,

Following the submission of our variance application to the City of Brandon earlier this month, we took a series of steps to engage with property owners and organizations within 100 meters of 302 8th Street to explain the Brandon Neighbourhood Resource Centre's (BNRC) intentions for the space. Our outreach efforts encompassed the following:

- **Letters of Intent:** We initiated the process by sending Letters of Intent to all property owners within the specified radius. These letters provided a comprehensive explanation of the BNRC's planned use of the property at 302 8th Street. Furthermore, we included contact information to facilitate communication, should any questions or concerns arise.
- **Direct Outreach:** In addition to the letters, we made direct contact with occupants of the surrounding spaces through a combination of email, door to door visits and phone calls. These interactions centered on several key aspects, including our intended use of the space, operational details, safety measures, staffing, and the anticipated impact of our services on the downtown area.

We engaged with various organizations within the 100-meter radius. Notably, we held conversations with organizations and residents. During these discussions, we received some positive feedback from businesses and organizations. Some of the key comments made included:

- Acknowledgment that our initiative could help reduce the presence of individuals finding shelter in the back alley.



- Our efforts may potentially address the issue of sharps laying around on the street.

Nevertheless, certain concerns were raised during these conversations. Notable concerns included:

- Some residents mentioned that the population who will be accessing the overnight services are already loitering in the area and cause lots of safety concerns. They mentioned that they are fearful of coming out of their homes after 6pm. In addressing this concern, we explained that we are creating a safe space for these clients to be during the night time, so this should address the issue of loitering in the area. Also the fact that there will be increased security and police patrols should lessen the need to feel threatened after 6pm.
- Residents mentioned that the area is always filled with garbage, human feces and debris from the homeless population. They are often seen changing their clothes behind buildings and in back lanes. We listened empathetically and explained that we will now be providing access to washrooms(something that they would not have had once services close at 5pm), this will address the issue of human feces in the area. Clients will also have a safe space to change their clothes thus refraining from engaging in such activities in public's view. In addition to that we will be sending out our cleaning crew to ensure that the area surrounding the space is kept clean as a part of our promise in our proposal.
- An organization mentioned that with our use of the space they are concerned that the children who access their daycare services may be exposed to negative activities of the intended users of the space. They also suggested that the back lanes must be patrolled to ensure that there is no loitering, garbage and drug use being done.

Our engagement process is ongoing, and we remain committed to addressing any additional concerns and working collaboratively with the community to ensure the success of this initiative.

Regards,
Rushana Newman
Executive Director



Letter of Intent

Re: **302 8th Street Brandon MB R7A 3X4**

November 20, 2023

Dear Neighbouring Property Owner,

I am writing to express the sincere interest of the Brandon Neighbourhood Renewal Corporation (BNRC) in leasing the property located at 302 8th Street for the expansion of our Blue Door program. BNRC operates the Ask Auntie Program, which provides essential services and support to our vulnerable population. The program has been instrumental in assisting individuals during the challenging times of the COVID-19 pandemic.

The Blue Door, which currently operates from 31, 9th Street, serves as a vital daytime drop-in center where clients can access a range of services. These services include assistance with ID and birth certificate applications, referrals to other essential services and resources, laundry facilities, showers, and a safe and welcoming space for relaxation and socialization with peers and support workers.

Our organization has received funding from Reaching Home, a Federal Government initiative, which has allowed us to operate the Blue Door program effectively. However, we have recognized a growing need within our community for additional services, particularly during the winter months and we have secured funding from the provincial government to operate a nighttime drop-in center so that clients are not trying to seek warmth in front of shop piazza. This expansion will also enable us to provide round-the-clock support to those in need. The strategic location of 302 8th Street, in close proximity to the Safe and Warm Shelter and other resources, makes it an ideal choice for this expansion and will only be used for overnight services for persons to sit in and warm up until March 31, 2024.

To ensure the safety and well-being of both our clients and the surrounding community, we have developed a comprehensive plan in partnership with The City of Brandon. This plan includes the



deployment of cadet/security patrols to maintain order and prevent loitering in front of the building.

Furthermore, the facility will be adequately staffed with trained support workers and volunteers, we will also have overnight security personnel to maintain a secure environment. We believe that our overnight presence in the downtown community would greatly benefit the community by addressing the critical needs of our vulnerable population and fostering a safer environment for all. Users of the space will maintain cleanliness by regularly sweeping and picking up garbage and debris to ensure that shop fronts remain clean, warm, welcoming and presentable.

We look forward to the opportunity to further discuss this proposal and to explore how this partnership could benefit both parties. Please feel free to contact me at 204-729-2490 ext 101 or via email at director@bnrc.ca to discuss this initiative further.

We are excited about the potential positive impact of this project on our community and look forward to the possibility of working together.

Sincerely,

Rushana Newman
Executive Director



November 20, 2023

To Whom it may Concern,

I am writing in support of a night drop in centre being operated out of 302 8th street. We are the direct neighbors to the east, and see direct impacts of the lack of housing and resources for the people we work with.

I feel that having a place where our people can be warm at night will have huge impacts on their mental health, as well as the community.

Please let us know if there is anything further we can do to support this wonderful resource.

Thank you,

Catherine Arnold RSW, BSW
Home Counselling and Wellness
830 Lorne Ave Brandon, MB R7A 0T8



LOVE IN THE CITY INTERNATIONAL MINISTRIES INC
302 8th Street
Brandon MB R7A 3X4
+12042161174

Rushana Newman
Executive Director,
Brandon Neighbourhood Renewal Corporation
440 Rosser Ave.
Brandon MB R7A 0K3

November 21, 2023.

RE: Emergency Drop-in Centre for the Homeless

Dear Madam,

I am writing to you on behalf of the Directors of Love in the City International Ministries (LitCity). We are pleased to inform you that we are authorizing the Brandon Neighbourhood Renewal Corporation to use our facility located at 302 8th Street, Brandon, MB, R7A 3X4 for a Nightly Emergency Drop-in Centre during the winter season of 2023.

We understand the importance of providing a safe and warm space for those in need, especially during the harsh winter months. Our building is well-equipped and centrally located, making it an ideal location for this purpose.

However, before the commencement of operations, we would like to discuss certain aspects related to the use of our facility. These include rent, utilities, security, cleaning, staffing, and other needs. We believe that a clear understanding and agreement on these matters will ensure a smooth and successful operation of the drop-in center.

We look forward to working with you on this important initiative as we continue to make a positive impact on our community. Please feel free to contact us at your earliest convenience to arrange a meeting to discuss these matters further.

Thank you for your attention to this matter.

Best regards,

Onyebuchi (Buchi) Onuke

Executive Director.

Andrew Mok

From: mal1 <mal1@mymts.net>
Sent: Wednesday, November 29, 2023 12:57 PM
To: Andrew Mok
Subject: [EXTERNAL]302 - 8th Street Variance application.

CAUTION: This email originated from outside the organization. Be cautious of web links or attachments.

I have received a notice of the Public Hearing regarding the application for a Variance Order to allow for an overnight drop-in centre at 302-8th Street. I live at 351-8th Street.

I spoke to Rushana Newman, manager of BNRC, regarding this matter and was informed that the proposed Centre at this address would be operated on a one time only basis until March 31st 2024, from 8pm to 7:30am, in accordance with the approved funding. Should there be an extension of funding such a drop in Centre would be relocated to Pacific Avenue.

I have the following concerns/issues.

- 1) The application should be for a **temporary variance** not a permanent one. A permanent variance would allow for a drop in to be permanently established at this location.
- 2) There would be the impact on residential housing values in the immediate area if the variance were to become permanent. We have invested in our residence and as retirees would be most concerned if there is a negative impact on our investment.
- 3) Personal safety of residents must be considered seriously. We must be able to walk within the area in a safe manner.
- 4) In looking at the area in and around Pacific Ave and 9th Street, where the Blue Door program is presently operating, there is rubbish strewn around in spite of the efforts to clean up the streets. Again, this will have a negative effect on housing values should the proposed Centre be come permanent.

We are supportive of the provision of the provision of a night time Drop-in Centre, however, it must be clearly understood, and stated that the variance is of a temporary nature effective until March 31st, 2024 only.

Yours.

Malcolm MacKinney.