



**Westman YFC
4-1228 Rosser ave.
Brandon, MB
R7A 0L9**

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Attention City of Brandon Planning and Buildings Department

Variance application submitted by Brandon and Area Youth for Christ inc. (common name Westman Youth for Christ) for the property located at 705 Lorne ave, Brandon MB. There are two requests in this application.

1. reduce the backyard requirements from 7.6m to 2.5m
2. reduce the parking requirements from 30 to 23

The property is being developed with two 15 apartment buildings (30 units total) providing affordable housing options for individuals and small families. 22 units are one bedroom, 8 are barrier free and 14 are designated for homeless youth. 8 unites are two-bedroom apartments. The third floor in each building will be used by Youth for Christ to provide housing with supports to homeless youth moving out of addictive lifestyles. Our experience has been that homeless youth do not have vehicles to park. Also, as this is housing with supports and the apartments are within walking distance of the YFC offices, YFC does not require parking spots for staff use.

The site is designed to maximize the use of space, create well lit common space between the buildings for community building and safety. The north (backyard) of the building has a privacy fence to prevent viewing between our building and the YMCA day-care next door. The YMCA has been consulted on these plans and have expressed support and a willingness to work together to ensure the development has a positive affect on both properties. A sidewalk is proposed for the north end of the property to allow easy access between the city of Brandon parking lots and the YMCA as well as Lawson Lodge and Prairie Oasis. The existing light stands will remain in place.

To the parking variance. The Teen Challenge Thrift Store has provided a letter indicating that they are willing to provide 7 parking spots on their property at 127 7th (one block north from proposed development) should they be required.

Any questions, please contact Dwayne Dyck, dwayne@wyfc.ca or 204.721.0132



**Building a community
of hope for
Westman youth**


Dwayne Dyck
Executive Director
Westman Youth for Christ

City of Brandon & Buildings Department

On behalf of Brandon and Area Youth for Christ (commonly known as Westman Youth for Christ)

Information in support of parking variance request.

- YFC opened our first apartments for homeless youth in 2006 at 1280 Rosser ave. Since then we have developed additional buildings at 139 5th street and 662 10th. We have housed more than 200 homeless youth. Of those 200+ youth over 13 years, 8 youth have owned a vehicle.
- The mainfloor of both buildings at 705 Lorne ave are deigned for barrier free use. During our community consulations we were asked if seniors in need of homecare could rent the apartments. It is our expectation that many of those apartments will be used by seniors, some who will be unable to drive and others who will chose not to.
- Our experience with our current buildings and regular affordable housing tenants (not homeless youth. Our existing buildings are mixed housing with some apartments for homeless youth and others regular tenants) approx ½ of our tenants own vehicles.
- Based on current experiences, our parking needs could be as low as 4 (if no one in the barrier free apartments or homeless youth and half the regular tenants have vehicles) and as high as 17 (if one homeless youth has a vehicle and all the other regular tenants own one as well)
- We have parking spots for 14 on our property plus 9 (23 total) more on the former 7th street as part of the RFP agreement



Dwayne Dyck

Westman Youth for Christ