


TITLE: BY-LAW NO. 7136 TO AMEND THE ZONING BY-LAW FOR RESIDENTIAL DEVELOPMENT APPLICANT: CITY OF BRANDON		
PRESENTER: Robert Zilke, BES		Page 1 of 2
DEPARTMENT: Planning & Building Safety	ATTACHMENTS: A. Draft by-law B. Draft by-law with annotations C. Summary of changes	
CLEARANCES: <i>Original signed by R. Nickel</i> Principal Planner	DATE: January 29, 2016	
APPROVALS: <i>Original signed by L. Garbo</i> Feb. 1, 2016 Director of Planning & Building Safety Date City Manager Date		

REQUEST:

The City of Brandon is applying to amend the existing Zoning By-law No. 7124, to provide updated regulations for residential development. Primarily, the changes are to Table 9: Residential Uses and Table 10: Residential Bulk and Siting Requirements to address the following;

- to promote an increase in housing types and choices;
- to decrease development timelines by reducing the number of variance applications;
- to provide flexibility in the placement and type of building while maintaining neighbourhood character; and
- to better address livability and design of new developments.

DISCUSSION:

The Planning & Building Safety Department initiated a review of the residential provisions in April 2015 to implement Policy 10.2.4 of the Development Plan and the provisions in the Affordable Housing Strategy, both of which encourage affordable housing variety in existing built-up locations. The proposed amendment to the Zoning By-law is the culmination of community outreach and best practice research aimed at providing flexibility and options for developing residential development. The proposed changes (Attachment C) include provisions regarding building setbacks, parking, allowable unit types and unit size. The proposed amendments will also eliminate the need for certain variance requests which will result in the decrease of timelines for certain residential infill development.

Three open houses were held in April, May, and July, 2015, to inform the public about the proposed amendments to the Zoning By-law and to seek feedback from the community. A legal review is currently underway which will be finalized prior to the public hearing for this proposed amendments. Once City Council gives first reading of By-Law No. 7136, the application will proceed to the review and the subsequent public hearing processes.

RECOMMENDATION:

That By-law No. 7136 (Z-05-15-B) to provide updated regulations for residential development in the City of Brandon Zoning By-law No. 7124 be read a first time.