

March 30, 2022

RE: Letter of Intent—Downtown Brandon Secondary Plan and Zoning By-law Update
Text Amendments (By-law No. 7334) Brandon, MB

On behalf of the City of Brandon (“the City”), I am applying to amend both the Downtown Brandon Secondary Plan By-law No. 7238 (“Secondary Plan”) and the Zoning By-law No. 7124 (“Zoning By-law”) by updating some text pertaining to residential developments in the downtown area.

Recent market analysis demonstrated that the non-residential real estate market in the downtown area is softer with comparatively higher vacancy and lower lease rates compared to other commercial areas in the City. The City also collected industry and stakeholder input, such as from the Brandon Downtown Development Corporation, that identified the requirement of the entire first storeys of new buildings as a constraint to new building investments. The City’s proposed amendments to the Secondary Plan and Zoning By-law intend to promote non-residential street frontage for new construction while providing flexibility for developers to include up to 50% of the rear first-storey space for residential dwelling units. These amendments will most significantly impact a very small area and a limited number of site, such as the Princess Development site, as

- Standalone residential is already a conditional use along the Commercial Corridors
- Existing building stock with entire first storeys designed for non-residential uses are more likely to preserve those first storeys to mitigate Manitoba Building Code complications associated with building renovations

Thank you.

Sincerely,



Andrew Mok, BES RPP MCIP
Senior Planner