

March 7, 2024

RE: Letter of Intent—Zoning By-law Update to Enable Housing Development
Housing Accelerator Fund Initiative (By-law No. 7383)

Brandon, MB

On behalf of the City of Brandon (“the City”), I am applying to amend the Zoning By-law No. 7124 (“Zoning By-law”) to accelerate development of housing across the City.

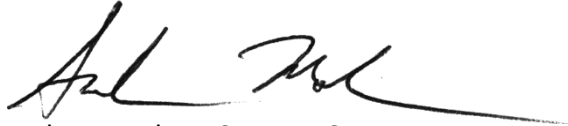
Earlier this year, the federal government conditionally approved the City’s application for funding under the Housing Accelerator Fund. As part of the funding approval, the City is to update the Zoning By-law’s regulations pertaining to housing to remove barriers that are limiting opportunities for housing development across the City. The City of Brandon is proposing the following key changes in the Zoning By-law:

- Combining the RSD Residential Single Detached Zone with the RLD Residential Low Density Zone
 - Detached housing is a form of low-density housing already permitted in the RLD Zone
 - However, the RSD Zone restricts, with few exceptions, construction only to detached dwellings not supported by technical reasons, such as Provincial requirements for septic field systems, as in the case of the RLL Residential Large Lot Zone, or different construction methods and therefore Manitoba Building Code implications, as in the case of the RMH Residential Mobile/Modular Home Zone
 - RLD Zone already allows construction of detached dwellings, as well as other low-density residential uses like semi-detached and row house dwellings, and, recognizing that infill housing developments have the potential to impact existing residential neighbours, the City is also proposing some additional rules to ensure infill housing developments are contextually more considerate of their neighbours
- Reducing parking requirements for residential uses
 - Parking requirements existed due to the historic mentality of building communities for cars rather than for people. The current ratios are arbitrary.
 - Minimum parking requirement is a significant constraint to the development of housing within our community
 - This change is also consistent with feedback the City received in 2022 and 2023 to draft the City Plan to reduce dependency on private vehicles for moving residents, as well as feedback received from various community groups such as Real Estate Board, Chamber of Commerce, CARM and the development industry regarding constraints to meeting the housing demand.
- Reducing forms of housing requiring conditional use or variance approvals

- This change is also consistent with the City's ongoing efforts to streamline government operations in processing applications
- However, recognizing that infill housing developments have the potential to impact existing residential neighbours, the City is also proposing some additional rules to ensure infill housing developments are contextually more considerate of their neighbours
- Enabling development of more affordable housing
 - Where housing projects include smaller dwelling units or qualify for a new Brandon Affordable Housing Incentive Program, such projects may have density bonuses allowing for more dwelling units on the site above the density limits of the RMD Residential Moderate Density Zone

Thank you.

Sincerely,



Andrew Mok, BES RPP MCIP
Senior Planner

