

2024 - Zoning By-law Amendments to expand Citywide Housing Options (through Housing Accelerator Fund)

The City of Brandon is working with Canada Mortgage and Housing Corporation (CMHC) on an Action Plan as part of a Housing Accelerator Fund application. The Housing Accelerator Fund (HAF) is a federal program administered by CMHC that provides funding to local authorities, such as Brandon, to incentivize and support initiatives that accelerate the development of housing.

To be eligible for this funding, the City of Brandon is moving forward quickly with our actions, including Zoning By-law amendments (information below), a downtown market housing incentive, and affordable housing incentives.

Frequently Asked Questions

1. What is the Housing Accelerator Fund (HAF)?

The Housing Accelerator Fund (HAF) is a \$4-billion federal government funding initiative that supports Canadian municipalities to accelerate the delivery of housing and create the conditions for additional housing to be built. The program aims to increase housing supply and improve certainty in the approvals and building process in response to the national housing crisis.

2. Why are these zoning changes being made?

The changes to the Zoning By-law regulations are part of a City Council-directed shift for our municipality to be more proactive in addressing our critical housing shortage. These changes enable the City to take advantage of a federal funding opportunity, namely HAF, to meet housing targets.

The primary goal of the changes is to reduce regulatory barriers and facilitate the development of additional housing options within the city. The stats and market are showing that we do not have enough housing for residents, and a lot of our residential land is exclusive and restricts housing options. Restricting housing options limits where people can live, reduces citywide housing availability, and can lead to higher rents and home prices. Enabling diverse housing options citywide will ensure families have opportunities to enter the housing market and live near existing schools and other community services and amenities, provide options for seniors who want to age in their communities, and allow students and workers to live close to education and employment opportunities. It will also make efficient use of existing infrastructure, services, and amenities and ensure our neighbourhoods are more resilient to change over time.

3. What are the key changes?

- Combining the Residential Single Detached (RSD) Zone and Residential Low Density (RLD) Zone into one updated RLD Zone
 - The proposed RLD Zone would allow for the development of a variety of low density housing forms, including single detached homes, row houses, and multi-unit

buildings up to a maximum of four units, with some mitigating limitations such as minimum site width requirements

- Reducing parking requirements for multi-dwelling residential uses to one space per unit
 - The proposed reduction to one space per unit is in alignment with the currently required one space per unit for a detached home
 - Additional parking may be provided as driven by market forces
- Reducing forms of housing requiring conditional use or variance approvals
- Enabling development of more affordable housing

4. **Will there be any impact on existing neighbourhoods or residents?**

Amendments to the City's Zoning By-law allow more housing units to be built on residential lots, and a reduction to citywide parking minimums. We may see some new development in 2024 as a result of these changes. However, we expect most changes to be more gradual over time, similar to how we have been seeing newer residential uses very gradually replacing older housing stock in some of our City's older neighbourhoods over the past couple of decades.

As more units are built, neighbourhoods may become busier places, with more people walking, biking, driving, parking, and using amenities. Decreasing parking requirements may increase the demand for public street parking as well as other means of transportation such as walking, cycling, and transit as our neighbourhoods become busier.

Understanding concerns residents have with the size and setbacks of some multi-unit projects, the City is proposing new development standards to mitigate some of the changes that may occur in existing neighbourhoods.

It is worth noting that while these changes provide flexibility to build more types of housing, **they do not prohibit the development of single detached homes.**

5. **When will this amendment come into effect?**

By-law No. 7383 will come into full force and effect on the day following its passage by the City Council, tentatively scheduled for June 2024. Once enacted, the provisions outlined in the amendment will apply to all relevant development activities within the City.

6. **Will residents have an opportunity to give feedback?**

The City will continue to make residents aware of the changes on this page (**INSERT WEBPAGE**) and through emails to residents who sign up for updates by emailing planning@brandon.ca.

The bylaw amendment process includes a **public hearing** scheduled for **May 15, 2024 at 7:00pm** in **Council Chambers, City Hall**, 410 – 9th Street, hosted by the **Planning Commission**, at which residents can share their comments. Comments can also be sent to planning@brandon.ca. For clarification on the Zoning By-law changes, you can call Senior Planner Andrew Mok at 204-729-2115 or Principal Planner Sonikile Tembo at 204-729-2523.

If you are unable to attend in person and would like an online attendance option, please email planning@brandon.ca by **noon on May 13, 2024** to make a request.