

# 2024 - Zoning By-law proposed 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.

## Proposed Changes

The purpose of this document is to provide a summary of the proposed Zoning By-law changes we are proposing. If you want more information or details, please click [here](#).

### Housing

What we are proposing

- Combining single detached and low density zoning into one low density zone

Purpose

- Over the last five years in Brandon, 81% of all new dwelling units are for non-detached housing types (e.g. apartment, row house, duplex), yet approximately 50% of all residential zoned areas only allow detached housing
- Extending the low density zone over existing single detached zoned areas would allow for the development of a variety of low density housing forms including detached homes, and multi-unit buildings up to a maximum of four units

### Parking

What we are proposing

- 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 dwelling
- Additional parking may be provided as driven by market forces

\*\*\*Note: smaller one-bedroom units less than 603 sq. ft. in area would be further reduced to 0.5 for each dwelling unit

Purpose

- To increase housing development viability, including non-market forms of housing
- To reduce red tape and provide flexibility for the market to determine the appropriate supply of parking

### Density Bonusing

What we are proposing

- To incentivize more affordable housing and one-bedroom units by allowing a percentage increase in number of dwelling units built on a property when affordable or one-bedroom units are provided

Purpose

- To increase the development of smaller or affordable dwelling units, which are currently lacking in our city