

June 3, 2026

RE: Letter of Intent—Zoning By-law Update to prevent development of additional dwelling units in the rear of sites while keeping existing dwelling(s) (By-law No. 7460) 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 prevent additional dwelling units built in the rear of sites while keeping existing dwelling(s).

The Zoning By-law has always permitted multiple buildings with dwelling units on a site. This means if a site is wide enough, it could accommodate, for example, multiple four-plexes such as is currently built at 617 – 17th Street. After this development, the developer proposed additional units in the rear of sites with single detached housing. 2314 Princess Avenue was built with no land use applications as, with current wording in the Zoning By-law, the proposal is technically permitted. Administration received resident concerns about building placement and massing and conducted site visits of those built.

Laneway housing and secondary suites are intended to be secondary to a principal dwelling. We determined that we need to include parameters that prevent additional dwelling units in the rear of sites, limiting additional units to secondary suites if existing buildings with dwellings are retained.

The amendment proposed will not change that multiple buildings with multiple units are permitted on a site, rather it will ensure when existing dwellings are retained, additional units are restricted to only secondary suites.

We are currently reviewing the Zoning Bylaw to bring it into alignment with the City Plan, with the project anticipated to be complete by Summer 2026 and adopted in 2027. As part of this process, we hope to review the scenarios and provide parameters for when such additional units could work such as when the height and building separation is appropriate, or when the site is a corner site.

We have informed the development industry of this proposed change and continue to work closely with them as we appreciate demolition cost is one of the constraints that come with trying to provide more housing.

Thank you for your consideration.

Sincerely,
Sonikile Tembo, RPP
Principal Planner