


<b>TITLE:</b> <p style="text-align: center;"><b>BY-LAW NO. 7239</b>  <b>UPDATES TO THE ZONING BY-LAW TO BE CONSISTENT WITH</b>  <b>THE UPDATED DOWNTOWN BRANDON SECONDARY PLAN</b></p>		
<b>MEETING DATE:</b> June 19, 2019		<b>Page 1 of 4</b>
<b>DEPARTMENT:</b> Planning & Buildings	<b>ATTACHMENTS:</b> A. By-law No. 7239 B. By-law No. 7239 (Annotated) C. Downtown Area Map D. Public Participation Report	
<b>PRESENTER:</b> Shengxu Li, Community Planner	<b>MANAGER:</b> Ryan Nickel, Chief Planner	

**RECOMMENDATIONS:**

That the Planning Commission recommend City Council approve By-law No. 7239 (Z-03-19-B) to incorporate updates to Zoning By-law No. 7124.

**BACKGROUND:**

***Request***

The City of Brandon (“The City”) is proposing amendments to the Zoning By-law to be consistent with the updated Downtown Brandon Secondary Plan (the Downtown Plan).

***Development Context***

The Downtown Plan is centrally located in the City, covers approximately 66 hectares of land, and encompasses lands bounded by the Canadian Pacific Railway right-of-way to the north, Victoria Avenue to the south, 18th Street to the west and the 1st Street to the East.

***History***

City Council adopted the HUB Secondary Plan By-law in 2012, and adopted the current Zoning By-law in 2016. Administration initiated an update to the HUB Secondary Plan at 2018, and proposed many policy changes using a number of engagement methods. In order to coordinate with the changes in the Downtown Plan, amendments to the Zoning By-law deems necessary to provide clear direction on land use and development applications.

**ANALYSIS:**

Attachment B is an annotated version of By-law No. 7239 providing an explanation of each amendment. The intent of the changes are to be consistent with policies in the updated Downtown Plan.

## ***Highlights of Changes and Implications***

### *Downtown Area Zone Codes*

- Proposed Changes
  - Updating downtown area zone codes, referring to “Downtown” instead of “HUB”
  - Changing downtown area zones from three(3) zones (HUB Entertainment and Shopping Zone, HUB Mixed Use Zone, and HUB Transitional Zone) to two (2) zones (Downtown Central Business Zone and Downtown Mixed Use Zone)
- Implications
  - In accordance with land use provision in the Downtown Plan
  - Reflecting the community vision to replace the transitional area with mixed use area, and rebranding downtown to support Brandon Downtown Development Corporation’s core function and mandate

### *Downtown Parking*

- Proposed Changes
  - Alternative site for parking in downtown shall be within 400m walking distance
  - Drive-through facilities shall not be permitted in downtown
  - Potentially requiring parking management studies for uses generating over fifty (50) parking spaces with limited on-site parking
- Implications
  - Quantifying walking distance of alternative downtown parking site for clarity
  - Discourage car oriented use in downtown
  - Allowing administration to have the option to address potential parking issues in the large-scale downtown developments

### *Downtown Uses Table*

- Proposed Changes
  - Permit banks use in Downtown Central Business Zone
  - Require a conditional use for any first floor residential along a commercial corridor (e.g. Rosser & Princess Avenues)
  - Permit Warehouse and storage facilities use in basement in Downtown Mixed Use Zone
- Implications
  - Greater flexibility of permitted non-residential uses in Downtown Central Business Zone
  - Maintain and encourage non-residential uses along commercial corridors
  - Increased timelines and review process for stand-alone residential developments along commercial corridors.

*Downtown Bulk and Sitting Requirements*

- Proposed Changes
  - Reduced maximum front yard setback from 6m to 3m in both Downtown Central Business Zone and Downtown Mixed Use Zone
- Implications
  - Ensures buildings are oriented to pedestrian use and access by locating along the street

*Railway Setback*

- Proposed Changes
  - Reduced railway setback to 3m for the buildings and structures to the north of Pacific Avenue with an equivalent vertical separation (i.e: berm or crash wall)
- Implications
  - Faster approval processes and greater flexibility to facilitate development to the north of Pacific Avenue

*Urban Design Review*

- Proposed Changes
  - Administration may solicit an advisory committee or design professionals for recommendations on design proposals
- Implications
  - Improved urban design
  - Longer review timelines

**LEGISLATIVE REQUIREMENTS:**

***Notification***

In accordance with Section 168 of The Planning Act, notice of the public hearing was sent to owners of property within 100 metres (328 feet) of the subject property. Notice was also posted on the subject property and advertised in the Brandon Sun on May 30, 2019 and June 6, 2019.

***Public Outreach***

In accordance with Section 13 of the Zoning By-law, the City created a project webpage, contacted various stakeholders groups by email and phone, and conducted a series of meetings, including two public consultation events on April 28, 2018 and February 7, 2019. Attachment D is the public participation report summarizing the City's public outreach efforts. As of the writing of this report, the Planning & Buildings Department has not received representation in favour of or in opposition to this application.

**STRATEGIC ALIGNMENT:**

City Council has identified Downtown Revitalization as a strategic priority area for the community. The Downtown Plan provides the policy framework for future planning and development in the area by linking a healthy downtown vision with implementation actions.

**COMMUNICATION STRATEGY:**

Communication was a priority through the public participation process. Administration established a stakeholder list and provided regular updates throughout the process to all interested residents and business owners. Administration will continue to involve all interested stakeholders to receive feedback and direction on implementation initiatives to achieve the downtown vision.