



CITY COUNCIL REPORT

TITLE:

BY-LAW NO. 7443 TO REZONE PROPERTY LOCATED AT 1428 LOUISE AVENUE

PRESENTER:

Emmanuel Owusu Ansah

DEPARTMENT:

Planning & Buildings

ATTACHMENTS:

DATE:

4/8/2026

CLEARANCE / APPROVALS:

Ryan Nickel General Manager

Dave Wardrop City Manager

RECOMMENDATION(S):

That By-law No. 7443 to rezone property located at 1428 Louise Avenue (Lots 11/14, Block 14, Plan 2 BLTO) from PR Parks and Recreation to EI Educational and Institutional be read a second time.

That the by-law be read a third and final time.

BACKGROUND:

The applicant, Heather Reimer of the City of Brandon, is applying to rezone property located at 1428 Louise Avenue from PR Parks and Recreation to EI Educational and Institutional. The rezoning will allow for the redevelopment of Park Community Centre with a dedicated daycare facility.

ANALYSIS:

See the Planning & Buildings Department's report submitted for March 18, 2026, public hearing (Attachment E) for full analysis.

LEGISLATIVE REQUIREMENTS:

City Council gave first reading to the by-law on February 17, 2026.

The Brandon Planning Commission ("Planning Commission") held a public hearing on March 18, 2026. The report of the Planning & Buildings Department submitted for March 18, 2026, public hearing contains the full analysis of the development proposal (Attachment E). The applicant was the only person who spoke in favour of the application at the public hearing.

CONCLUSION:

That By-law No. 7443 (Z-01-26) to rezone 1428 Louise Avenue be given second and third readings.

BY-LAW NO. 7443

BEING A BY-LAW of the City of Brandon to amend Zoning By-law No. 7124.

WHEREAS Section 80(1) of The Planning Act provides that a zoning by-law may be amended;

NOW THEREFORE the Council of the City of Brandon, duly assembled, enacts as follows:

1. The land described as the following: Lots 11/14, Block 14, Plan 2 BLTO, commonly known as 1428 Louise Avenue, and identified on the map attached hereto as Schedule "A" is hereby reclassified:

FROM: PR Parks and Recreation

TO: EI Educational and Institutional

2. Schedule B, Map 2, being part of By-law No. 7124, is hereby amended in accordance with Section 1 of this by-law.

DONE AND PASSED by the Council of the City of Brandon duly assembled this day of A.D. 2026.

MAYOR

CITY CLERK

Read for a first time this 17th day of February A.D. 2026

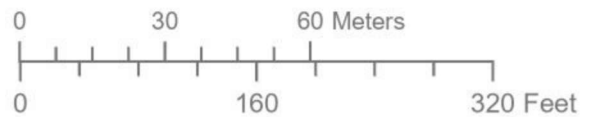
Read for a second time this day of A.D. 2026

Read for a third time this day of A.D. 2026

Schedule A



Rezoning Application Z-01-26
 Amending Schedule 'B' By Law No. 7124
 1428 Louise Avenue
 Lots 11/14, Block 14, Plan 2 BLTO



LEGEND

-  Proposed Rezoned Lot from PR to EI
- PR - Parks and Recreation
- EI - Educational and Institutional
- RLD - Residential Low Density
- RMD - Residential Moderate Density
- RHD - Residential High Density

Planning & Buildings
 Department



Map Created: 01/14/2026
 Revised:



Heather Reimer
Manager of Recreation
204-729-2264
h.reimer@brandon.ca

City of Brandon Development Services
638 Princess Ave.
Brandon, MB, R7A 0P3

January 5, 2026

To Whom It May Concern,

I am writing to express my intent to proceed with the proposed development at 1428 Louise Ave, Brandon, MB. The legal address for this development is Lots 11/14, Block 14, Plan 2 BLTO. The project involves the demolition of the existing community centre, which is approximately 3,000 square feet, and the construction of a new Community Centre and Day Care facility, which will be approximately 11,000 square feet.

The original community centre was opened in 1961, and consists of 3 wood-framed structures, which were built in the 1950's and repurposed at 1428 Louise Ave. In 2020 it was determined that this building was no longer in safe condition and repairing it would not be a worthwhile investment. After public consultation, it was determined that a new facility would be built in its place.

The proposed new facility will house a 4,108 sq. ft. community centre which shall accommodate 150 people, and a 6,909 sq. ft. day care facility that will accommodate 68 childcare spaces. Site development will include the creation of staff parking spaces to the east of the building, and childcare drop-off connection on the west side of the building.

This development is consistent with the City of Brandon Development Plan, particularly the goals outlined in the Healthy City and Growing City sections. The new facility will provide enhanced services to the community, including expanded recreational spaces and essential childcare services, contributing to the overall well-being and growth of the local area. Additionally, the project aligns with the objectives of Greenspace and Recreation policies, ensuring that the community has access to safe, sustainable, and accessible public spaces.

Alignment with the Brandon City Plan

Healthy City:

- **Social Well-Being:** This project will assist in providing safe, suitable, and accessible community amenities, by offering essential services like childcare and community spaces, which contribute to the social well-being of residents.
- **Community Initiatives:** The City Plan encourages supporting community initiatives that address health, wellness, and safety. This project will provide recreational spaces and programs that promote physical activity and mental wellness.

Growing City:

- **Established Area Growth:** The plan aims to accommodate growth within established areas, focusing on intensifying development around major institutions and community amenities. Our project fits this goal by enhancing an existing community space and providing additional services in close proximity to Brandon University.
- **Infrastructure and Services:** The City Plan highlights the importance of aligning infrastructure and services with growth. This project will utilize existing infrastructure while enhancing community services, aligning with the plan's objectives.

Greenspace and Recreation:

- **Recreational Spaces:** The City Plan supports the development of recreational spaces that promote physical activity and social interaction. This project will provide such spaces, contributing to the overall quality of life in the area.
- **Accessibility and Connectivity:** Ensuring that recreational spaces are accessible and connected to the community is a key goal. This project will enhance accessibility to recreational and childcare services for local residents.

Urban Structure:

- **General Urban Area Policies:** The City Plan encourages development that supports residential, commercial, and institutional growth within the General Urban Area. This project aligns with this by providing a community centre and daycare that serve the local population.
- **Community Amenities:** The inclusion of community gathering spaces, public art, and play areas is encouraged to promote resident interactions and health. This project will contribute to this goal by offering a new community centre with various amenities.

We are committed to ensuring that this project meets all regulatory requirements and standards set forth by the City of Brandon. We believe that this development will significantly benefit residents and support the city's vision for sustainable and community-focused growth.

Thank you for considering our proposal. We look forward to working with you to bring this project to fruition.

Sincerely,

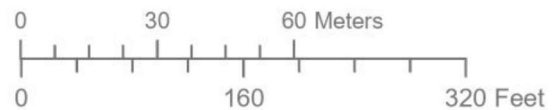
Heather Reimer



Rezoning Application (Z-01-26)



Rezoning Application Z-01-26
 Amending Schedule 'B' By Law No. 7124
 1428 Louise Avenue
 Lots 11/14, Block 14, Plan 2 BLTO



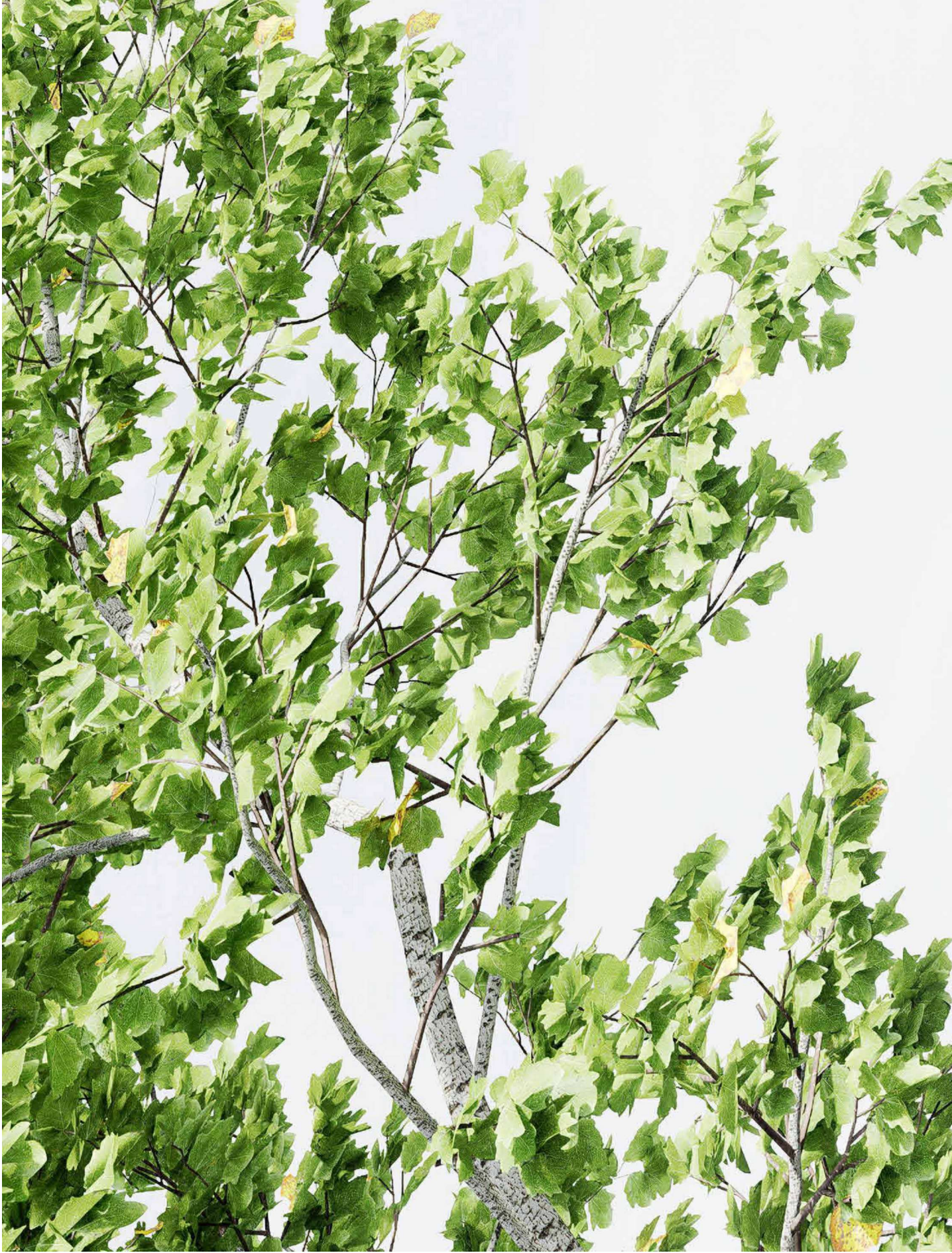
LEGEND

-  Proposed Rezoned Lot from PR to EI
- PR - Parks and Recreation
- EI - Educational and Institutional
- RLD - Residential Low Density
- RMD - Residential Moderate Density
- RHD - Residential High Density

Planning & Buildings
 Department



Map Created: 01/14/2026
 Revised:



LOUISE AVENUE

120' - 0"

± 111' - 6 1/2"

[36,576 mm]

± 6' - 7 1/2"

± 4' - 4"

± 25' - 9"

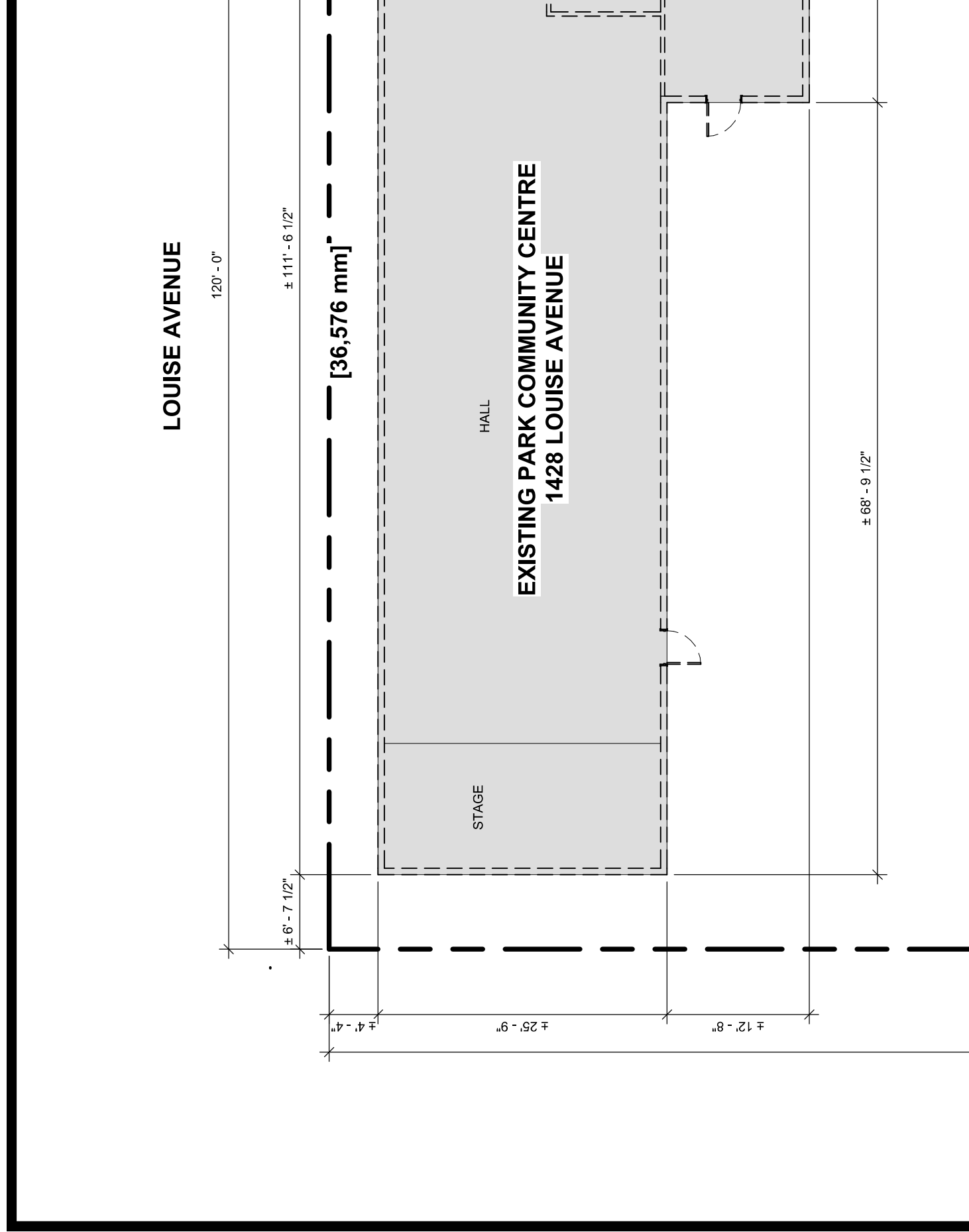
± 12' - 8"

± 68' - 9 1/2"

STAGE

HALL

EXISTING PARK COMMUNITY CENTRE
1428 LOUISE AVENUE



1

7 1/4"

2
A10



7 1/4"

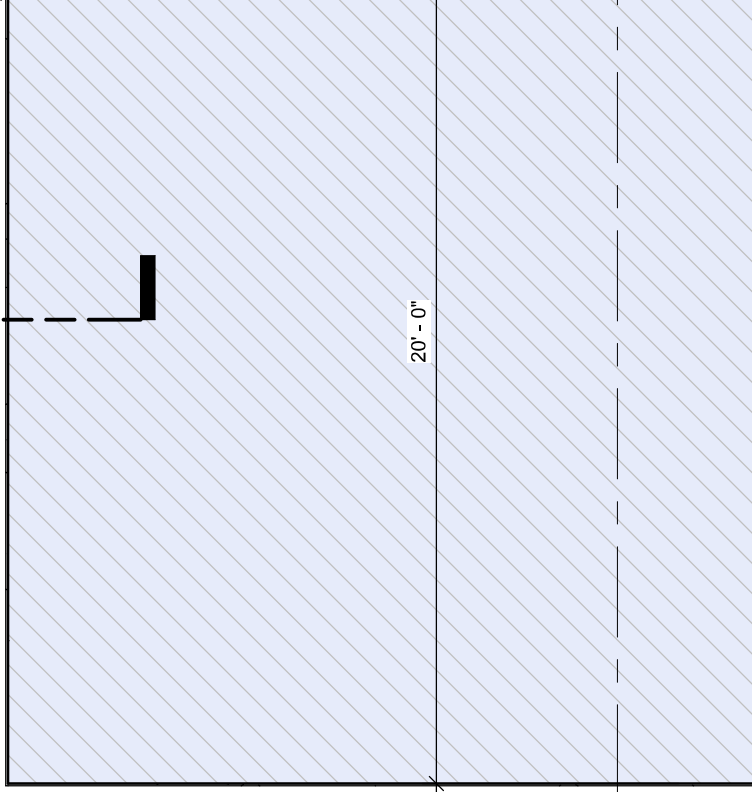
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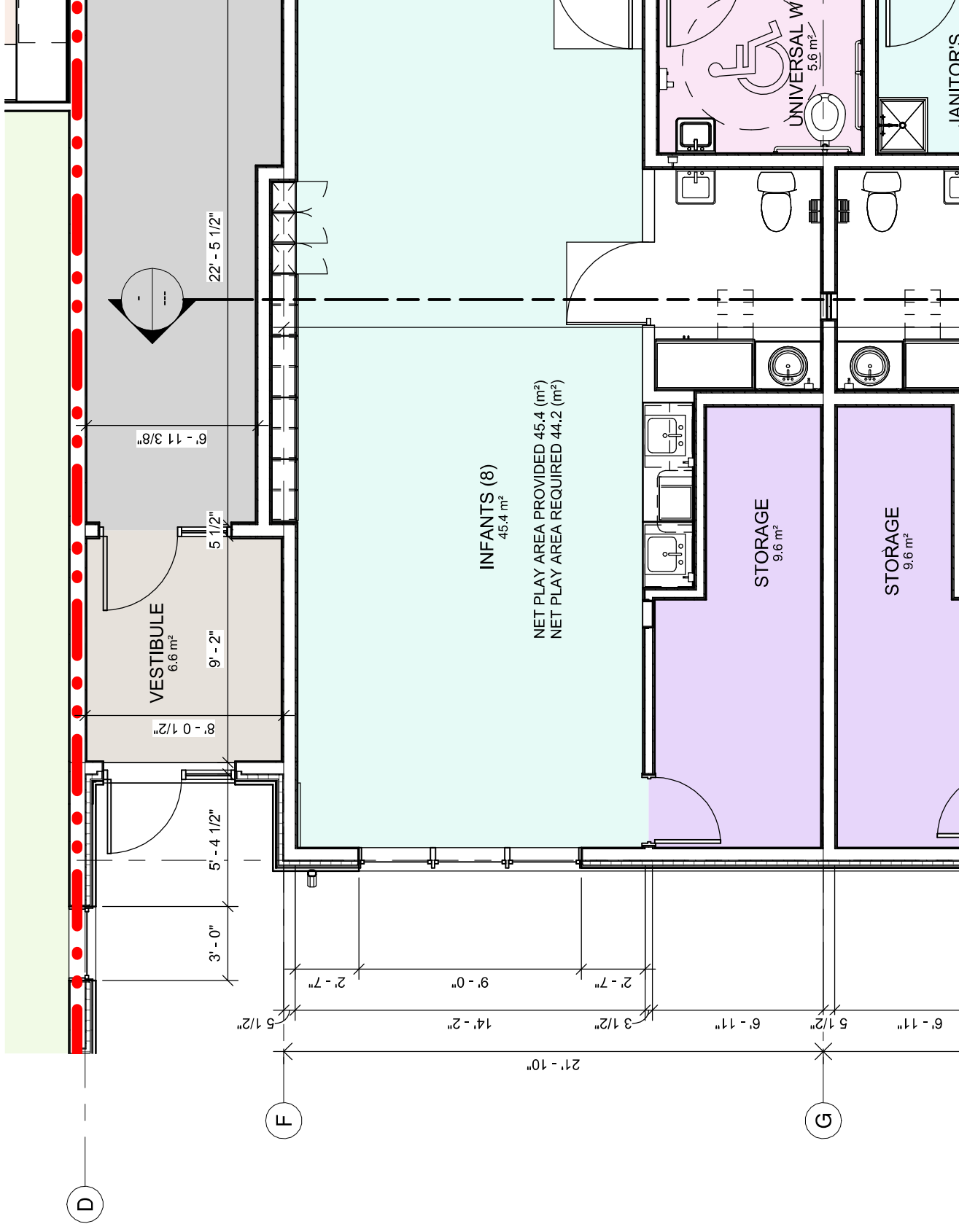
14'-0"

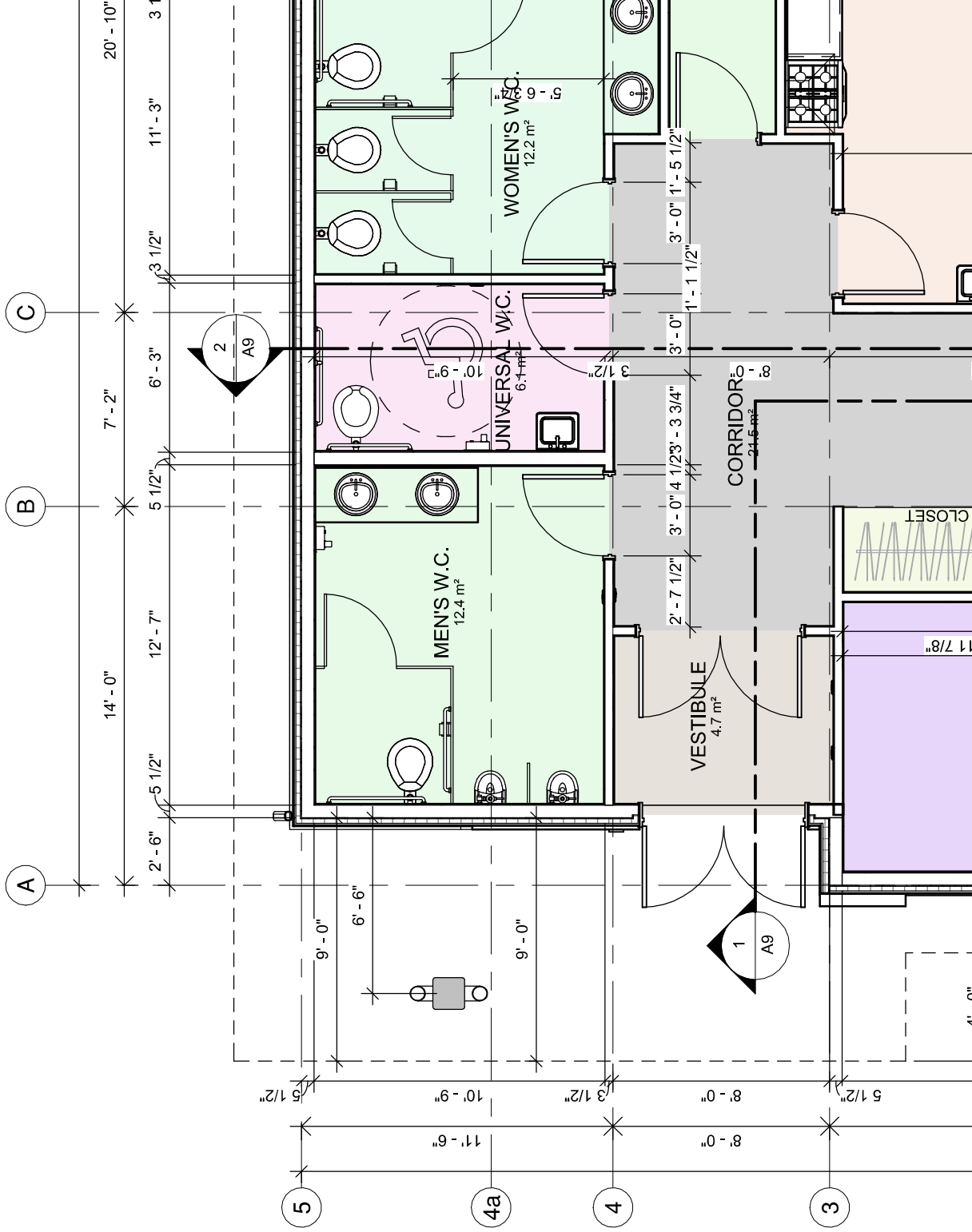
28'-4 1/2"

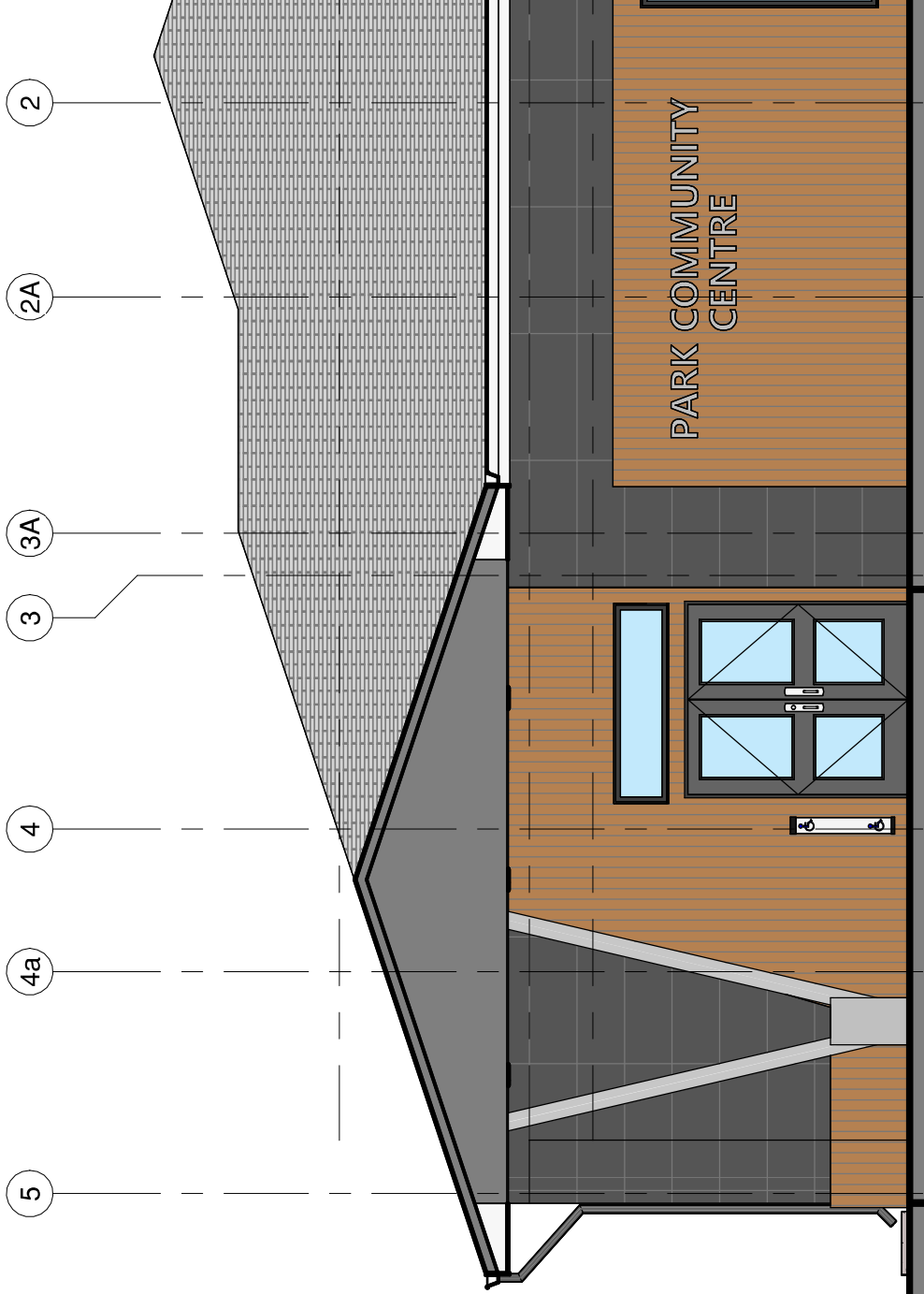
B

20'-0"



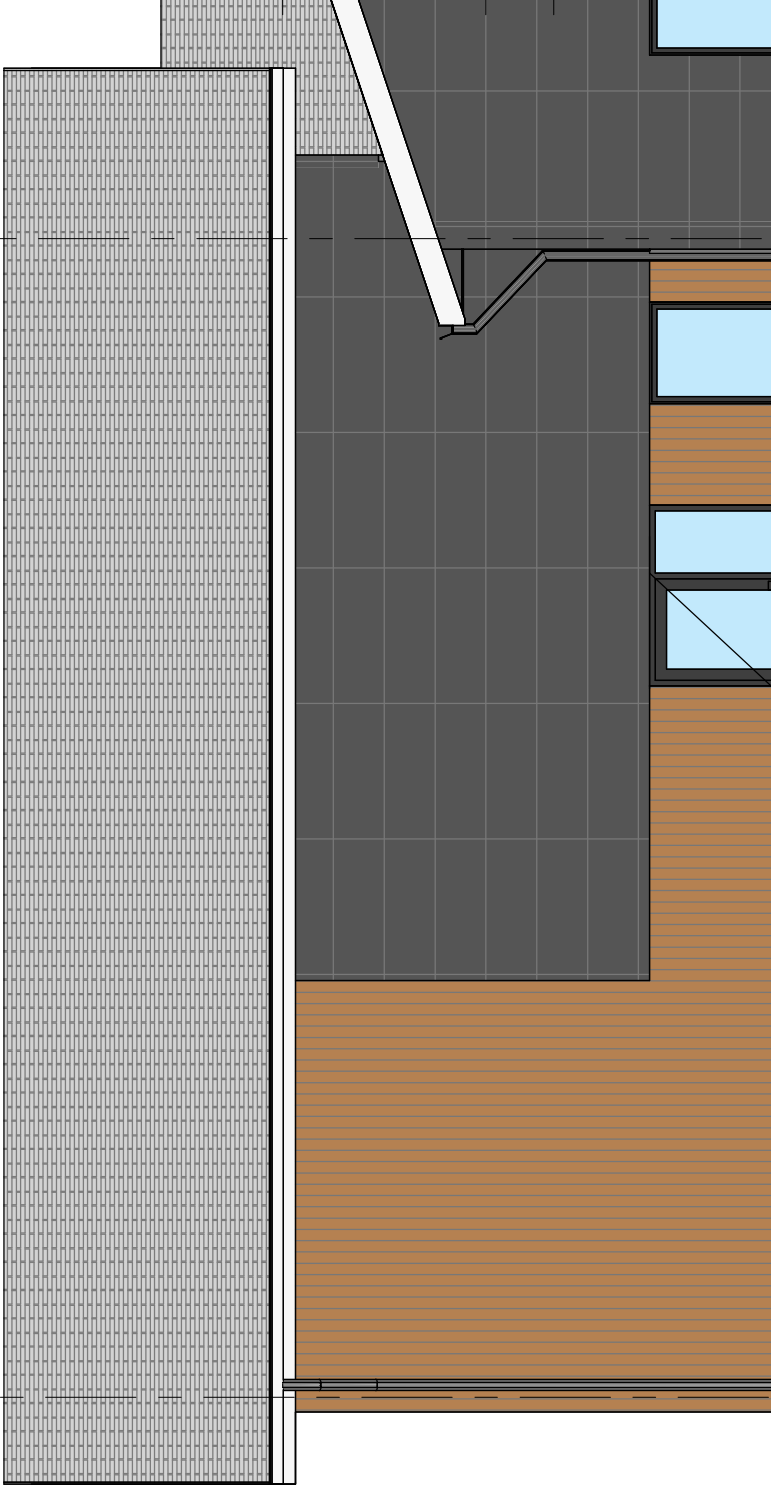






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Park Community Centre Rezoning - Community Participation Report

Park Community Centre Redevelopment – Rezoning Application

Prepared by: City of Brandon – Recreation Services

Date: December 2025

1. Overview

As part of the rezoning process for the redevelopment of the Park Community Centre at 1428 Louise Avenue, the City of Brandon Recreation Services completed a public consultation with surrounding property owners. The intent of the engagement was to inform residents of the proposed project and gather feedback regarding the planned redevelopment of the existing community centre into a new, modern community centre and daycare facility.

2. Engagement Methods

Notification by Mail

On November 20, 2025, a formal project information package was mailed to 61 property owners within the notification radius, in accordance with municipal rezoning requirements. The mailed document included: project overview, conceptual design details, information on community and childcare benefits, and contact details for written feedback.

Methods for Feedback

Residents were invited to provide comments via email, mail, or phone, with accessibility accommodations available.

3. Summary of Project Information Provided

The mailed information package described key project components including redevelopment of the existing facility, a new 10,992 sq. ft. building with community centre and daycare spaces, removal of community gardens, and improved accessibility and programming capacity.

4. Feedback Received

Response Rate

Of the 61 notification letters distributed, one written response was received.

Nature of Feedback

The response received expressed support for the project. No concerns or objections were submitted.

Summary

The feedback received reflects a positive view of the redevelopment project.

5. Engagement Outcomes

Residents were provided with comprehensive project information, notification requirements were met, and the response received indicated community support. No engagement barriers were reported.

6. Conclusion

The public consultation process demonstrated effective communication with residents and positive community sentiment toward the redevelopment. No opposition was submitted, fulfilling requirements for the rezoning application.

November 24, 2025

Dear Resident,

Park Community Centre Redevelopment

About the Project

We are excited to share plans for a new community centre and daycare facility at 1428 Louise Avenue. Your input is essential to ensure this project meets the needs of our neighborhood.

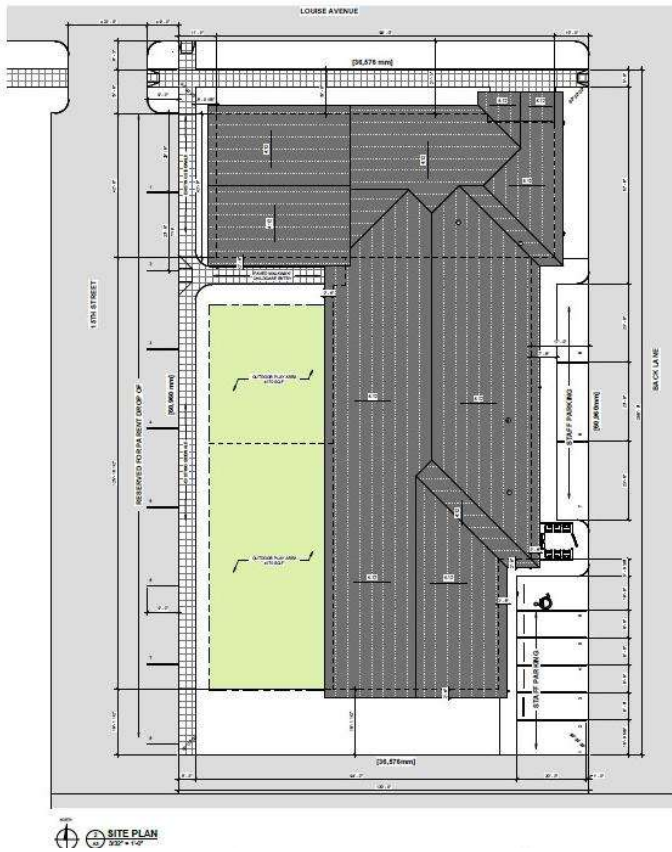
The existing community centre is in need of redevelopment due to structural deficiencies. The Province of Manitoba and the City of Brandon, in collaboration with the Park Community Centre Board and the YMCA, have allocated funding for a new facility which will house both a community centre and daycare facility.



Facility Details

The conceptual design for the new facility features a 1,021m²/10,992 sq. ft. design including:

- A 388m²/4,180 sq. ft. community centre, with a maximum capacity of 150 people, designed for community gatherings, cultural events and community classes
- A 642m²/6,909 sq. ft. daycare facility with 68 childcare spaces, including spaces for infants, toddlers, and preschooler aged children
- Features community centre off Louise Ave. and daycare access off 15th Street
- Removal of community gardens to accommodate larger building footprint and daycare outdoor play area
- Added staff parking in the back lane



SCHEMATIC DESIGN

Benefits to the Community

Modern, Safe Facility

The new building will replace an aging structure with a safe, accessible space designed to meet current standards.

Expanded Childcare Services

68 licensed childcare spaces, including areas for infants, toddlers, and preschool-aged children, will help address the growing demand for childcare in Brandon.

Inclusive Community Hub

A 388m²/4,180 sq. ft. community centre will provide space for cultural events, classes, and recreation programs.

Support for Heathy Living

The facility will promote physical activity, social interaction, and mental wellness through programs and events.

Share Your Feedback

We invite you to share your feedback regarding this project. Please send your comments to

E-mail: Recreation@brandon.ca

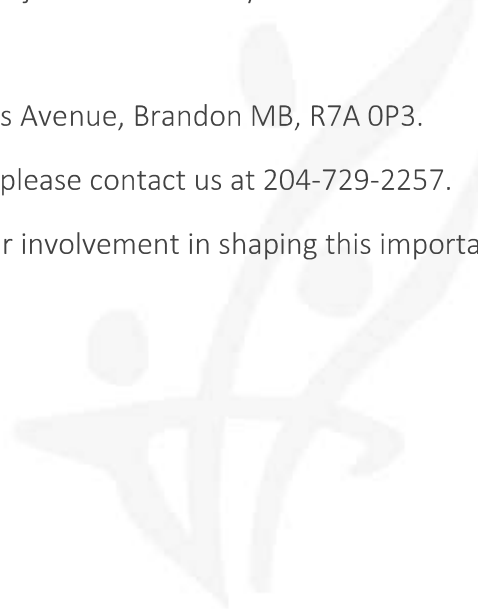
Mail: City of Brandon Recreation Services, 638 Princess Avenue, Brandon MB, R7A 0P3.


If you require this information in an alternate format, please contact us at 204-729-2257.

We look forward to your feedback and appreciate your involvement in shaping this important community project.

Sincerely,

City of Brandon Recreation Services



TITLE: VARIANCE; BY-LAW NO. 7443 TO REZONE PROPERTY LOCATED AT 1428 LOUISE AVENUE OWNER/APPLICANT: CITY OF BRANDON (HEATHER REIMER)		
MEETING DATE: March 18, 2026		Page 1 of 5
DEPARTMENT: Planning & Buildings	ATTACHMENTS: A. By-law No. 7443 B. Application related documents C. Map, air photo & drawings D. Public outreach report	
PRESENTER: Andrew Mok, BES RPP MCIP	MANAGER: Sonikile Tembo, Principal Planner	

RECOMMENDATIONS:

Rezoning

That the Planning Commission recommend City Council approve By-law No. 7443 (Z-01-26) to rezone 1428 Louise Avenue (Lots 11/14, Block 14, Plan 2 BLTO) from PR Parks and Recreation to EI Educational and Institutional.

Variance

That Variance Application V-01-26 to vary Table 4 under Part II, Division 3, Subsection 26(a) of the Zoning By-law by reducing the number of required parking spaces from 214 to nine (9), and Table 18 under Part III, Division 5, Section 65 by reducing the required rear yard from 6.0m to 3.0m in the EI Educational and Institutional Zone be approved at 1428 Louise Avenue (Lots 11/14, Block 14, Plan 2 BLTO) in accordance with the attached letter of intent “Attachment B” and site plan “Attachment C-5”.

BACKGROUND:

Request

The applicant, Heather Reimer of the City of Brandon, is applying for the following at 1428 Louise Avenue to allow for the redevelopment of Park Community Centre with a dedicated daycare facility:

- To rezone from PR Parks and Recreation to EI Educational and Institutional
- To vary
 - Table 4 under Part II, Division 3, Subsection 26(a) of the Zoning By-law by reducing the number of required parking spaces from 214 to nine (9)
 - Table 18 under Part III, Division 5, Section 65 by reducing the required rear yard from 6.0m to 3.0m

Development Context

The northern edge of the site currently has the Park Community Centre, while the rest of the site has an open space and some community garden plots. Surrounding uses include low-density residential to the east, south, and west, a small greenspace to the north, and higher density residential further north and east. Louise Avenue and 15th Street provide pedestrian access to the site, while the lane to the east provides vehicular access.

History

The Park Community Centre existed since 1961, but, after an assessment in 2020 noting significant issues with the building, has been under reduced capacity. After facilitating some public consultation, the City opted to replace the existing Park Community Centre, and sought for arrangements to enhance uses on the site, leading to a memorandum of understanding between the City and Brandon YMCA for a daycare facility on the site.

ANALYSIS:

Approval of this application will enable redevelopment of this site resulting in the construction of a new Park Community Centre with an attached dedicated daycare facility south of the community centre proper (Attachment C-5 for site plan). The new building, 1,023.5m² (11,017 sq. ft.) in area, will include 381.6m² (4,108 sq. ft.) for the community centre accommodating 150 people, and 641.9m² (6,909 sq. ft.) for a dedicated daycare facility.

Rezoning**Consistency with the Brandon City Plan**

- 4.1 Social(5)— City keeping a facility that will be accessible and available for community use
- 7.1(1)(a)—site located within General Urban Area under Map 3: Urban Structure, which allows for institutional development
- 7.1(4)(a) and (c)—site located within an existing residential neighbourhood, allowing local residents easier access to community centre space, as the next nearest community centres are not within walking distance and on the other side of either arterial streets (e.g. West End Community Centre) or other significant obstacles such as a railway line (e.g. North End Community Centre)

Consistency with the Zoning By-law

- The current PR Zone is a historical carryover from earlier versions of the Zoning By-law, but the PR Zone use permissions do not align with typical uses of the City's community centre interiors, which are more like venues for people to assemble for events and other purposes
 - Further, unlike most of the City's other community centres, the site does not have any significant recreational facilities such as spray parks or skating rinks
- The proposed EI Zone explicitly permits both uses proposed on the site, community centres and daycare facilities
- Subject to the requested variances, the proposal complies with all applicable requirements in the EI Zone

VarianceConsistency with Part 6, Section 97(1)(b) of The Planning Act and Demonstration that the Variance:1. Will be compatible with the general nature of the surrounding area;

Regarding parking, most of the surrounding uses have parking accessed off the rear lane, with no front street access. Reducing the on-site parking requirement will allow new parking spaces to be only off the rear lane on this site and avoid construction of new approaches off either Louise Avenue or 15th Street. The proposal is therefore compatible with the general nature of the surrounding area.

Regarding the required rear yard reduction, this rear lane already has some buildings with smaller rear yards than what the applicant seeks for this new building, including the existing building on site. A 3.0m rear yard from this lane is still compatible with the general nature of the surrounding area.

2. Will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area;

Though both variance requests appear very significant, when viewed from the lens of what currently exists on the site, the requests better reflect the site's accommodation of a new building and use.

Regarding parking, the community centre existed without any on-site parking. The new community centre is comparable in floor area to the existing community centre, and that use alone today requires 205 parking spaces on site. Despite that requirement, all users of the existing community centre who arrived by private motor vehicles could only park on 15th Street or Louise Avenue. Given there is no significant increase in floor area from the existing

community centre to the new one, there is no significant increase in additional parking required for the community centre use. For the new daycare facility, the proposed nine parking spaces are to accommodate any staff who may work at the daycare facility, mitigating any effects to on-street parking as that is the only new use on site.

Regarding the rear yard reduction, the reduction will only apply to the northern portion of the building where the community centre space will remain, as the site still needs to provide parking for staff at the new daycare facility and the parking spaces will push the proposed building away from the rear site line. The requested 3.0m setback is an improvement to the existing situation where the building is along the site line. This particular section of lane is a problematic area in terms of width clearance, causing challenges for the Sanitation Department to collect waste from bins belonging to properties along this lane. The requested setback will provide sufficient room for Sanitation waste collection vehicles to collect waste with minimal risk of damaging any nearby buildings.

The requested variances therefore will not have any detrimental effects to the surrounding area.

3. *Is the minimum modification of a zoning by-law required to relieve the injurious effect of the zoning by-law on the applicant's property; and*

Both variance requests, though below the default standard under the Zoning By-law, are improvements when compared to the existing conditions on the site. The site has lawful non-conformities in that no on-site parking exists and the building has no setbacks from the rear lane, a relic from construction of this facility before current Zoning By-law standards existed. Regarding parking, the site is not large enough to accommodate 214 parking spaces, and the request to only provide nine parking spaces reflects the need to accommodate the new daycare use while continuing the long-standing circumstance of community centre users, if they drive, parking on nearby streets.

Regarding the rear yard reduction, the intent of a 6.0m rear yard is to provide sufficient space for on-site accessory uses off the rear lane such as parking and waste collection. The requested rear yard variance is only for the northern portion of the proposed building where placing parking and waste collection would be a higher safety risk due to proximity to the lane's intersection with Louise Avenue. Further, the variance still pushes the building far enough from the rear site line to minimize conflicts with vehicles traveling on the rear lane.

The requested variances therefore are the minimum modifications of the Zoning By-law required to relieve its injurious effect on the site.

4. Is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law

Analysis already provided under the rezoning part on Pages 2 and 3 of this report.

Commenting Agencies

All comments have been addressed and summarized below.

City of Brandon

Due to the City owning the site, we cannot enter into a development agreement with ourselves, but we still need to address the development issues through other means such as conditions when tendering the project for design and construction. Key issues include

- Perpendicular staff parking spaces off lane needing to be 7.3m deep to account for an existing lane width of only 4.9m
 - Minimum 6.1m lane width required under current design standards
- Bulb-outs to be constructed at the 15th Street/Louise Avenue intersection
- Provision of anticipated peak hour trips for the Engineering Department to assess whether a traffic impact study is required
- Provision of a lockable waste bin enclosure area to mitigate waste collection and vandalism issues
- On-site stormwater runoff mitigation

LEGISLATIVE REQUIREMENTS:

Notification

In accordance with and exceeding minimum requirements under Subsection 168(2) of The Planning Act, notice of the public hearing was posted in front of the Planning & Buildings Department and advertised in the Brandon Sun on February 26, 2026 and March 5, 2026. Further, in accordance with and exceeding minimum requirements under Subsection 168(4) of The Planning Act, notice was sent to owners of property within 100 metres (328 feet) of the subject property, and also posted on the subject property.

Public Outreach

In accordance with Section 13 of the Zoning By-law, the applicant mailed information to nearby property owners in November 2025. The applicant received one written response in support of the project. As of the writing of this report, the Planning & Buildings Department has not received representation in favour of or in opposition to this application.