



CITY COUNCIL REPORT

TITLE:

MCTAVISH AVENUE CLOSURE

PRESENTER:

Greg Hebert

DEPARTMENT:

Engineering Services

ATTACHMENTS:

DATE:

12/5/2025

CLEARANCE / APPROVALS:

Ryan Nickel General Manager

Dave Wardrop City Manager

RECOMMENDATION(S):

That City Council approve the Brandon Police Service's partial road closure parking lot plan for the 1000 block of McTavish Avenue (Attachment A) and instruct Administration to initiate a road closure by-law.

BACKGROUND:

The Brandon Police Service (BPS) headquarters at 1020 Victoria Avenue faces a shortage of parking spaces. With only 136 spots available, accommodating 114 staff members and 22 visitors, the lot is often full. Out of these spaces, 40 are used for operational vehicles, leaving just 74 for staff. Since there are about 175 total staff members, this often leads to insufficient parking. When the lot overflows, staff park along the west side of the 500 block on 11th Street, which limits parking options for residents. Furthermore, 12 detective vehicles use visitor parking, reducing the number of public spots to only 10.

In September 2022, the 1000 block of McTavish Avenue was closed to allocate space for the construction of the new detention facility. As a result, operational vehicles previously parked on McTavish Avenue were relocated to the east side of the 500 block of 11th Street. This change caused parking shortages and raised safety issues for residents, staff, and the public. Maintaining a partial closure of McTavish Avenue is expected to promote traffic calming and enhance overall safety at the intersection. Furthermore, it will offer a secure parking area for police patrol vehicles, thereby reducing risks to officers and enabling them to perform their duties safely.

ANALYSIS:

Options

1. Do Nothing (Status Quo): This option is not feasible due to the rapid growth of the Brandon Police Service. Increased staff, contracted workers, and leased space to the RCMP have all resulted in greater parking needs both for employees and the expanding BPS fleet.

2. Partial Street Closure (Recommended Option): The partial street closure option (Attachment A) permits continued access to the rear lane for residents and refuse collection vehicles, while closing a section of the street to provide additional designated parking space for police patrol vehicles.

2. Expanding the north parking lot by constructing a two-story garage: The Brandon Police Service previously investigated building a single-level parking garage at this location but decided against it due to several concerns, including how it would negatively affect the appearance of their building's front façade. Building a parking garage to provide 50–75 additional spaces would cost over \$7 million based on recent estimates—a substantial amount that doesn't offer a strong return on investment. With an expected timeline of 18–24 months, construction would disrupt BPS operations significantly and likely require closing McTavish Avenue to make room for displaced police vehicles. Staff and visitor parking would also be affected and relocated during the project.

LEGISLATIVE REQUIREMENTS:

Notices were sent in September to residents on the 600 blocks of 11th Street (eastside), 10th Street (westside), and the 1100 and 1200 blocks of McTavish Avenue. Fewer than 10 responses have been received, with opinions evenly split on reopening or keeping the road closed. A road closure by-law is needed to close the road.

STRATEGIC ALIGNMENT:

This project supports several objectives of the Brandon Police Service strategic plan:

- Community Safety - 1.2 Modern Policing Practices
- Sustainability & Diversity – 3.3 Tools for the Job
- Employee Wellbeing & Accountability – 4.2 Physical Wellbeing

FINANCIAL IMPACT:

The proposed partial closure includes curb repair, possible relocation of light standards, and fencing based on design, automation, and area size. We plan to use leftover funds from the Detention Unit project. Only routine maintenance is required; no long-term obligations are expected.

RISK ASSESSMENT:

Failing to move forward could result in liability concerns, increased operational risks, and leave our patrol vehicles exposed to potential damage or sabotage. If an arrestee were ever removed from the back of a police cruiser outside the detention unit and managed to escape, this would pose major issues, including possible school lockdowns, escalated use of force to restrain them, and even a manhunt to recapture the individual. Parking patrol vehicles in unprotected areas heightens operational risk, as both officers and vehicles may become targets. Officers are at risk of ambush in unrestricted zones, and vehicles face threats of sabotage. For instance, there have been incidents where people scattered roofing nails on our driveways and others who wandered through the parking lot examining cruisers—some of which have secured weapons

inside—even when unattended.

COMMUNICATION STRATEGY:

The Brandon Police Service will have their Public Information Officer develop a media strategy to inform residents about upcoming measures. This strategy will explain the actions taken, their purpose, and how they promote effective law enforcement. It will also address effects on citizens, including traffic calming on McTavish Avenue, improved safety at 10th Street and McTavish Avenue, continued access to the back lane of the 600 block of 10th and 11th streets, and the minor east/west detour required.

CONCLUSION:

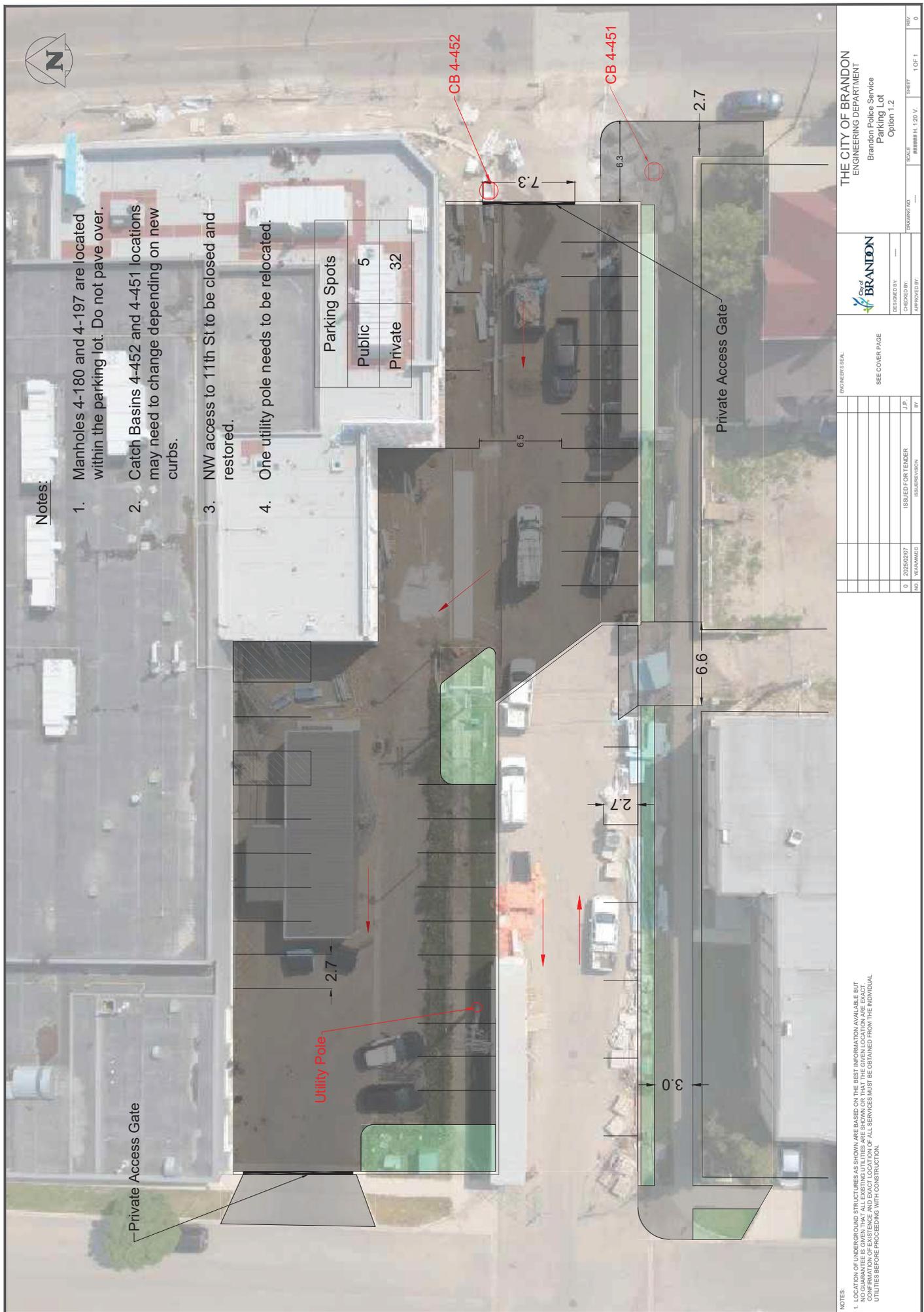
Council is advised to approve the permanent closure of part of the 1000 block of McTavish Avenue. This measure benefits Brandon residents, improves police operational readiness, enhances workplace safety, and increases future parking. Brandon Police will oversee the initiative and collaborate with relevant City departments.



Notes:

1. Manholes 4-180 and 4-197 are located within the parking lot. Do not pave over.
2. Catch Basins 4-452 and 4-451 may need to change depending on new curbs.
3. NW access to 11th St to be closed and restored.
4. One utility pole needs to be relocated.

Parking Spots	
Public	5
Private	32



THE CITY OF BRANDON
ENGINEERING DEPARTMENT
Brandon Police Service
Parking Lot
Option 1.2

DESIGNED BY: [blank]
CHECKED BY: [blank]
APPROVED BY: [blank]

ISSUED FOR TENDER: J.P.
ISSUE REVISION: [blank]

NO. 1 YEAR/10 MO. SCALE: 1" = 40' SHEET 1 OF 1

ENGINEER'S SEAL: [blank]
SEE COVER PAGE

NOTES:
1. LOCATION OF UNDERGROUND STRUCTURES AS SHOWN ARE BASED ON THE BEST INFORMATION AVAILABLE BUT NO GUARANTEE IS GIVEN THAT ALL EXISTING UTILITIES ARE SHOWN OR THAT THE GIVEN LOCATION ARE EXACT. THE LOCATION OF ALL UTILITIES MUST BE OBTAINED FROM THE INDIVIDUAL UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION.