



## CITY COUNCIL REPORT

**TITLE:**

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

**PRESENTER:**

Andrew Mok

**DEPARTMENT:**

Planning & Buildings

**ATTACHMENTS:**

**DATE:**

1/16/2026

**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 first time.

**BACKGROUND:**

***Request***

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

***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 reconstruction of Park Community Centre with an attached dedicated daycare facility south of the community centre proper (Attachment C-3 for site plan). Rezoning to EI not only permits a daycare facility on this site, the rezoning also provides greater clarity on the permissive use of the community centre, as "community centres" currently are conditional uses in the PR Zone. The proposed development is within and generally consistent with provisions associated with the "General Urban" area under the Brandon City Plan.

**LEGISLATIVE REQUIREMENTS:**

Once City Council gives the first reading of By-law No. 7440, the application will proceed to the public hearing processes.

**STRATEGIC ALIGNMENT:**

The proposal is consistent with Strategy #11 in addressing recreation and service gaps in neighbourhoods.

**FINANCIAL IMPACT:****RISK ASSESSMENT:**

Failure to rezone this property to a more suitable zone risks redevelopment and replacement of the Park Community Centre being stalled.

**COMMUNICATION STRATEGY:**

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. Residents were invited to provide comments via email, mail, or phone, with accessibility accommodations available and is summarized in Attachment D.

**CONCLUSION:**

That Council give first reading to this by-law to rezone 1428 Louise Avenue

**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 venue, 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**

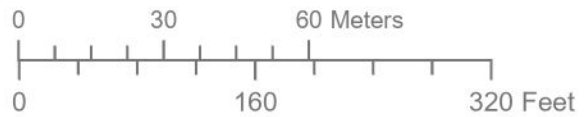
\_\_\_\_\_  
**CITY CLERK**

<b>Read for a first time this</b>	<b>day of</b>	<b>A.D. 2026</b>
<b>Read for a second time this</b>	<b>day of</b>	<b>A.D. 2026</b>
<b>Read for a third time this</b>	<b>day of</b>	<b>A.D. 2026</b>


# 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.

638 Princess Avenue, Brandon, MB R7A 0P3 | [www.brandon.ca](http://www.brandon.ca)

## 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.

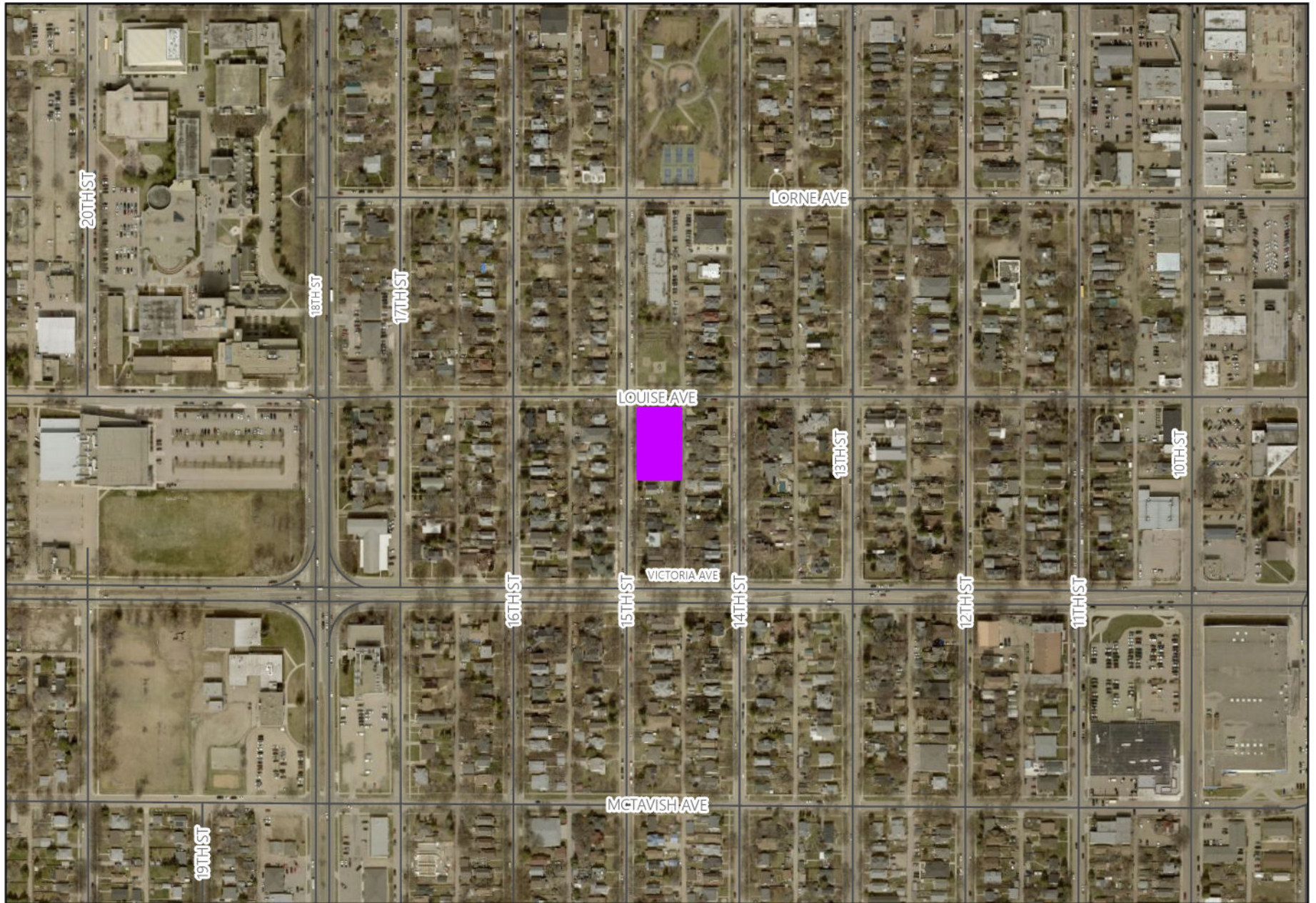
Thank you for considering our proposal. We look forward to working with you to bring this project to fruition.

Sincerely,

Heather Reimer



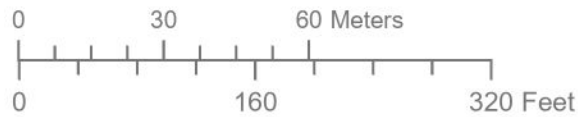
# Rezoning Application (Z-01-26) - 1428 Louise Avenue




# 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:



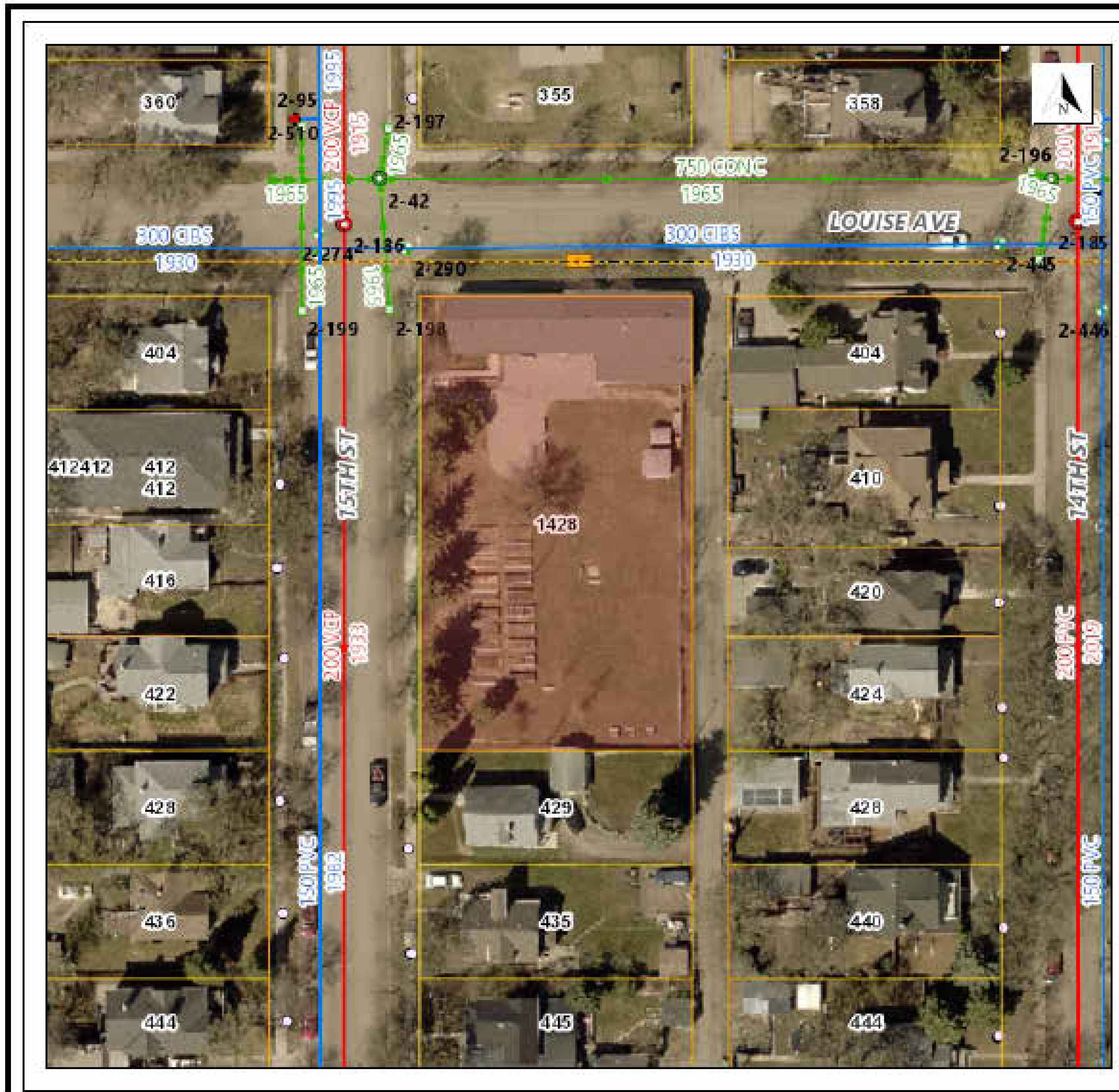
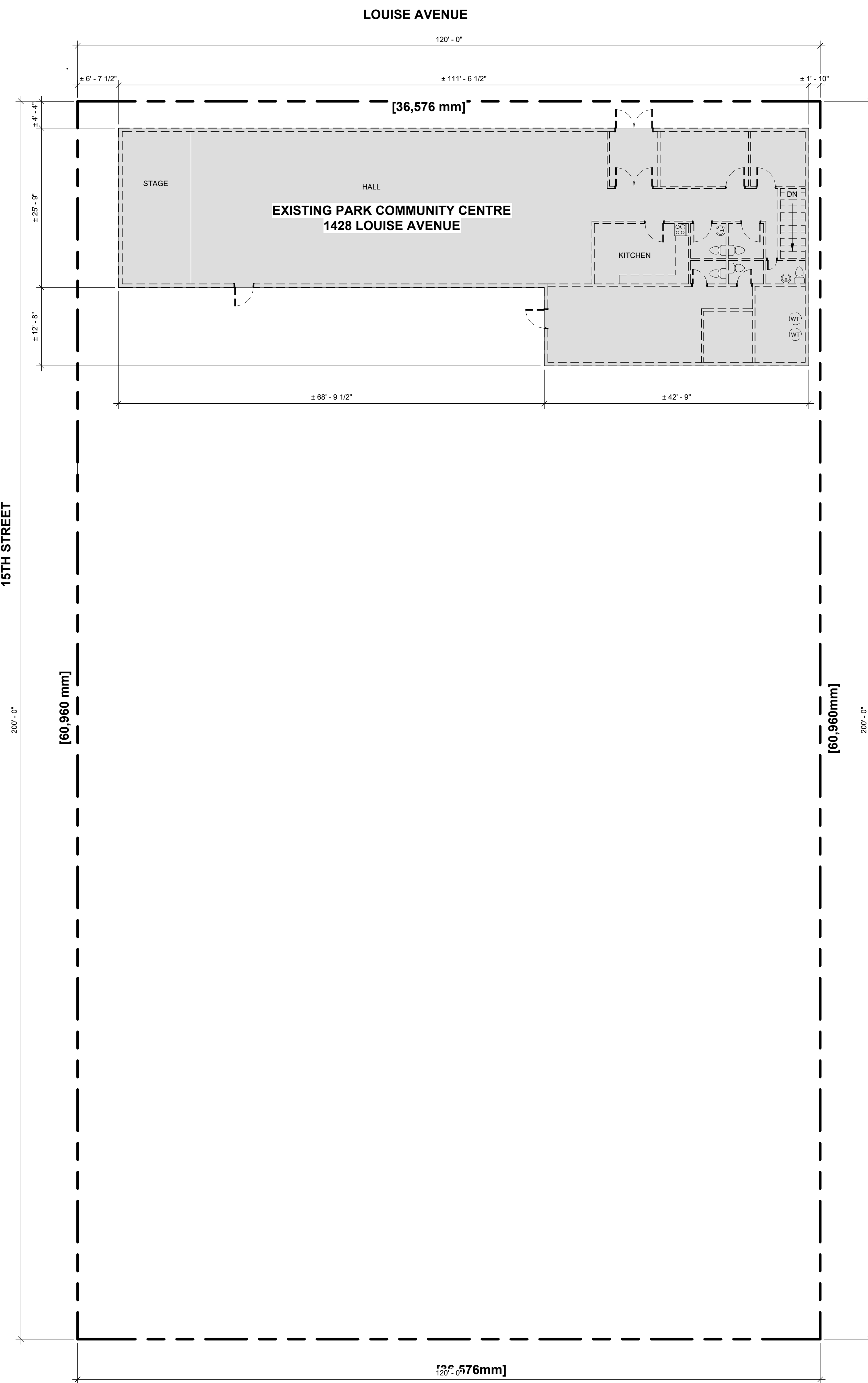
PARK COMMUNITY CENTRE & CHILDCARE

1428 LOUISE AVENUE,  
BRANDON, MB

PROJECT #: 2603

OCT 3, 2024





**cobra**

**Park Community Centre -  
1428 Louise Avenue  
Legend**

- Street Names
- City Limits
- Railways
- Property Lines
- Domestic Sewer Lift Station
- Domestic Sewer Manholes
  - Public
  - Private
- Domestic Sewer Pipes
  - Public
  - Private
  - Force Main
  - Low Pressure Sewer
- Water Booster Zone
- Water Curb Stops
- Water Hydrants
  - Public

0 0.01 Distance Miles

1: 1,128

Author:

Created: 9/20/2022 9:33:51 AM

Notes

Copyright/Disclaimer

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Brandon. This information is provided for informational and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at <http://cityofbrandon.ca>.

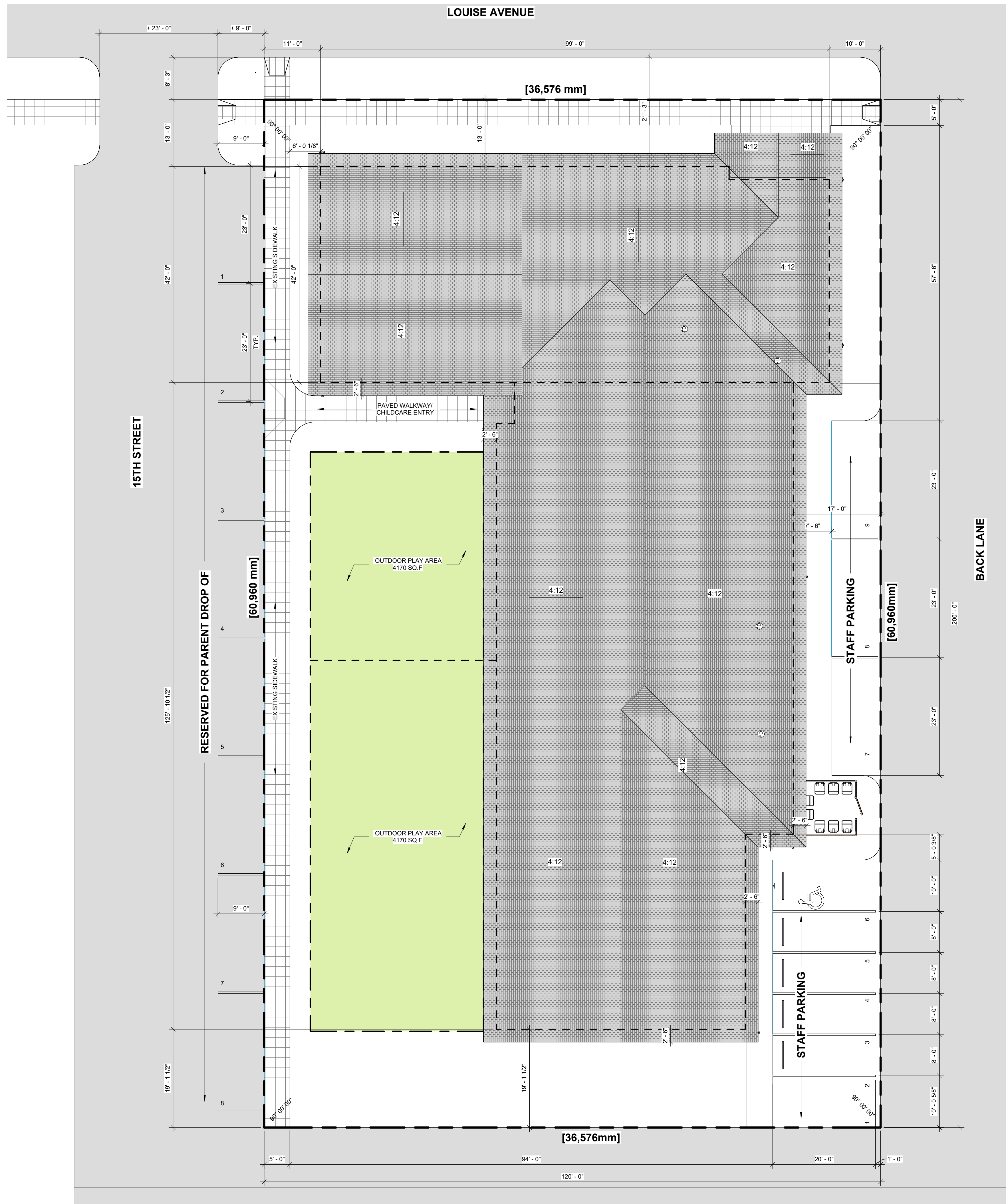
Projection: WGS\_1984\_Web\_Mercator\_Auxiliary\_Sp here

EXISTING SITE SERVICES

1 SITE PLAN - DEMOLITION  
A2 3/32" = 1'-0"

SCHMATIC DESIGN

drawn by <b>Author</b>	 141 ST ANNE'S ROAD, WINNIPEG, MANITOBA, R2M 2Z3 280-8th STREET, BRANDON, MANITOBA, R7A 3A3	<b>PARK COMMUNITY CENTRE &amp; CHILDCARE</b> 1428 LOUISE AVENUE, BRANDON, MB	project 2603
approved by <b>Checker</b>			sheet no. <b>A2</b>
date OCT 3, 2024			



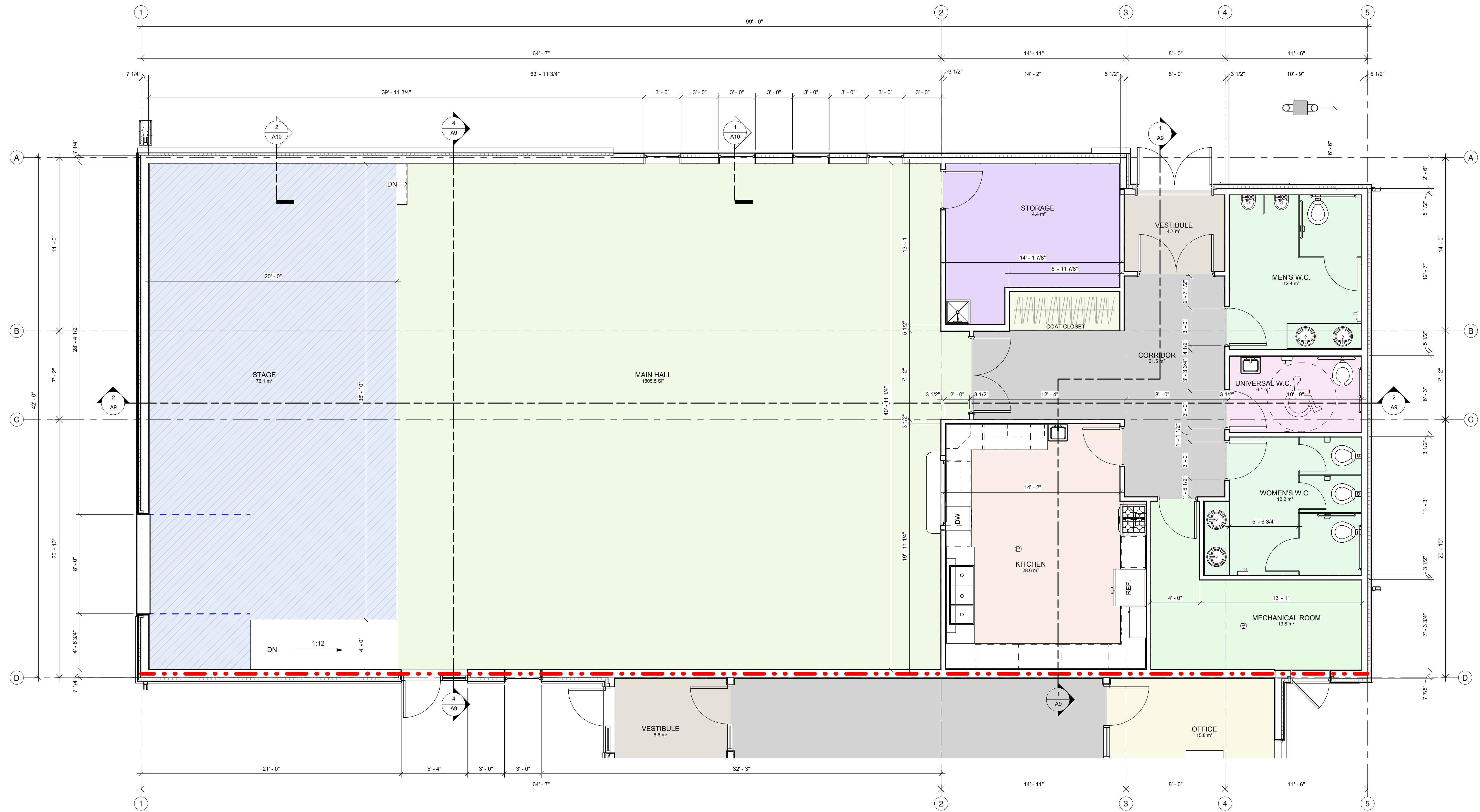
2 SITE PLAN  
A3 3/32" = 1'-0"

BUILDING AREA: 10,992 ft<sup>2</sup>



SCHEMATIC DESIGN

		drawn by AO approved by AO date OCT 3, 2024	 141 ST. ANNE'S ROAD, WINNIPEG, MANITOBA, R2M 2Z3 280-8th STREET, BRANDON, MANITOBA, R7A 3A3	<b>PARK COMMUNITY CENTRE &amp; CHILDCARE</b> 1428 LOUISE AVENUE, BRANDON, MB	project 2603 sheet no. <b>A3</b>
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**ROOM LEGEND**

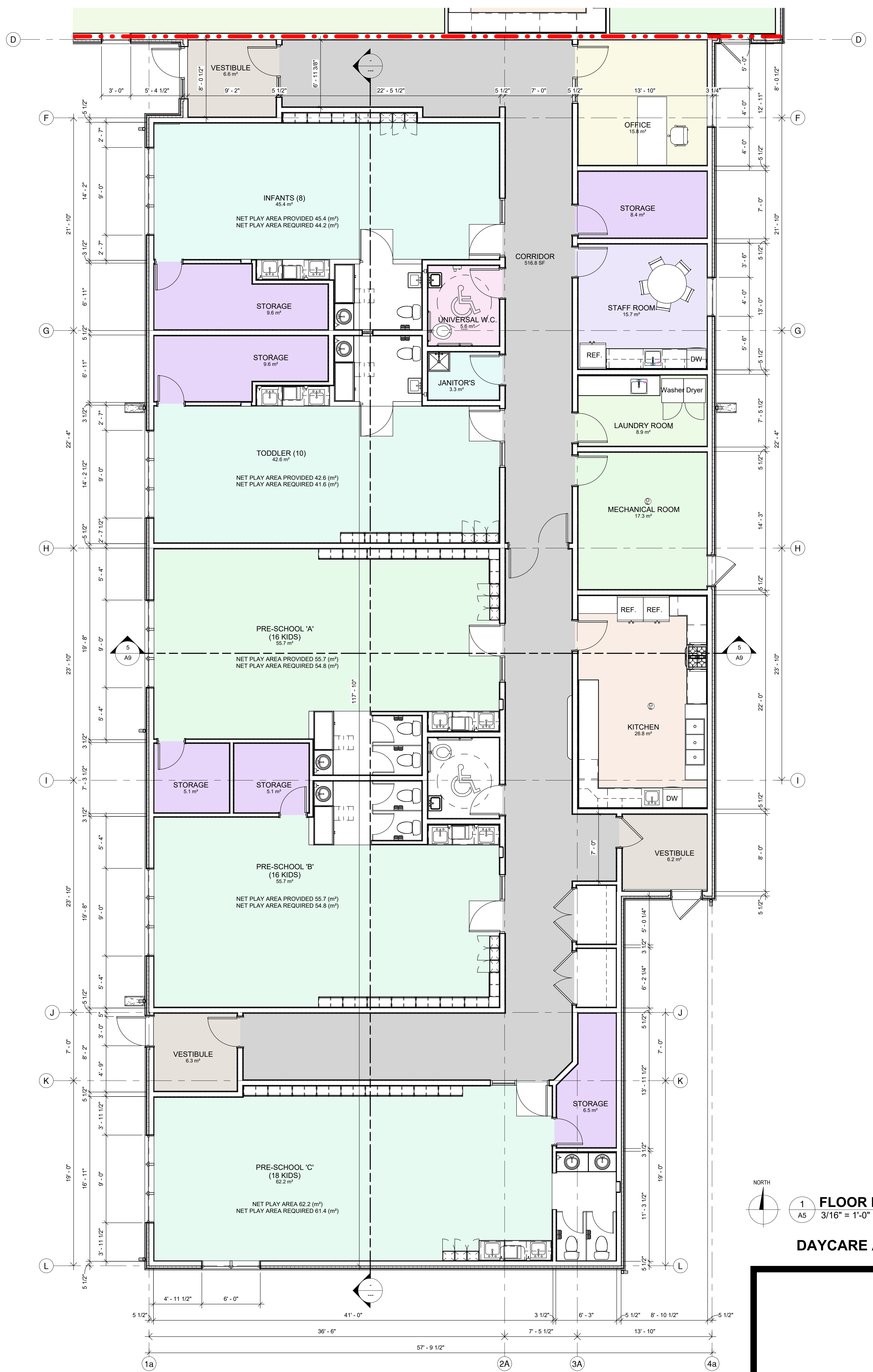
- COAT CLOSET
- CORRIDOR
- KITCHEN
- MAIN HALL
- MECHANICAL ROOM
- MEN'S W.C.
- OFFICE
- STAGE
- STORAGE
- UNIVERSAL W.C.
- VESTIBULE
- WOMEN'S W.C.

NORTH  
 1 FLOOR PLAN  
 A4 1/4" = 1'-0"

**COMMUNITY CENTRE AREA: 4,108 ft<sup>2</sup>**

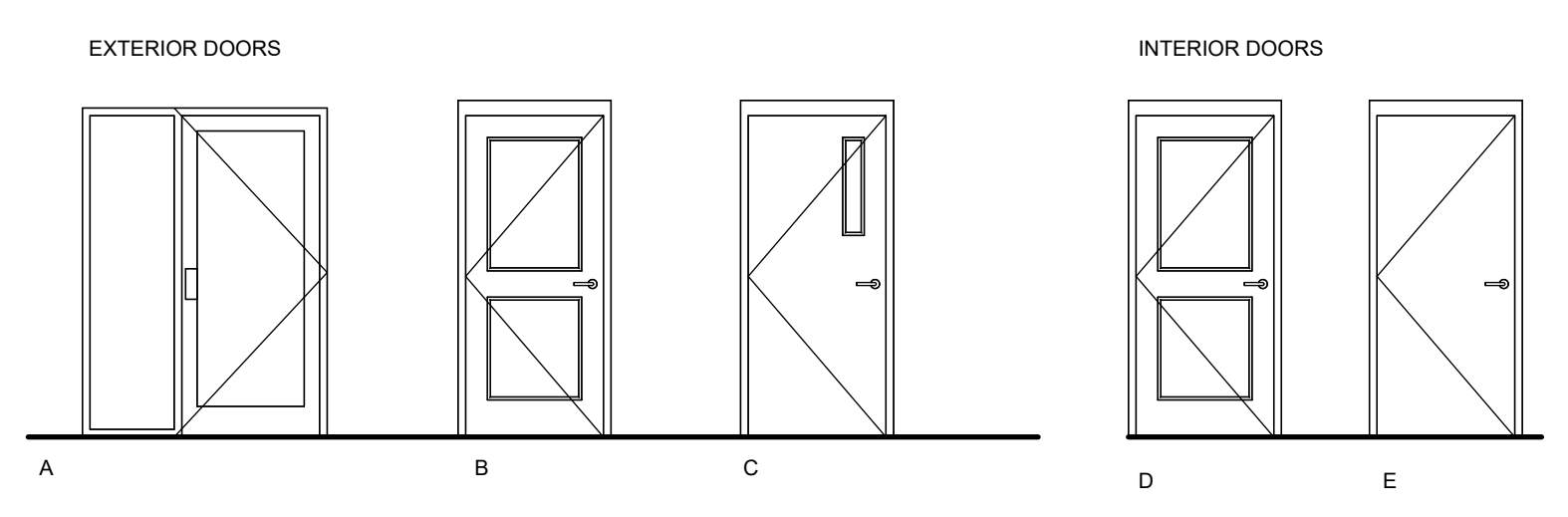
**SCHEMATIC DESIGN**

			drawn by <b>AO</b> approved by <b>DH</b> date <b>OCT 3, 2024</b>	 <b>mcm</b> architects inc. <small>141 ST. ANNE'S ROAD, WINNIPEG, MANITOBA, R2M 2Z3          280-8th STREET, BRANDON, MANITOBA, R7A 3X3</small>	<b>PARK COMMUNITY CENTRE &amp; CHILDCARE</b> <small>1428 LOUISE AVENUE, BRANDON, MB</small>	project <b>2603</b> sheet no. <b>A4</b>
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**ROOM LEGEND**

- CORRIDOR
- INFANTS (8)
- JANITOR'S
- KITCHEN
- LAUNDRY ROOM
- MAIN HALL
- MECHANICAL ROOM
- OFFICE
- PRE-SCHOOL 'A' (16 KIDS)
- PRE-SCHOOL 'B' (16 KIDS)
- PRE-SCHOOL 'C' (18 KIDS)
- STAFF ROOM
- STORAGE
- TODDLER (10)
- UNIVERSAL W.C.
- VESTIBULE



CHILD CARE DESIGN SUMMARY						
ROOM NAME	CHILD COUNT	NET PLAY REQUIRED	NAP AREA REQUIRED	NET PLAY ACTUAL	NET LIGHT REQUIRED	TOILETS + LAVS
PRESCHOOL 'A'	16	54.8 m²	SHARED	55.7 m²	5.5 m²	2+2
PRESCHOOL 'B'	16	54.8 m²	SHARED	55.7 m²	5.5 m²	2+2
PRESCHOOL 'C'	18	61.4 m²	SHARED	62.2 m²	8.1 m²	2+2
TODDLERS	10	41.6 m²	SHARED	48.8 m²	4.2 m²	1+2
INFANTS	8	26.4 m²	18.4 m²	45.4 m²	4.2 m²	1+2

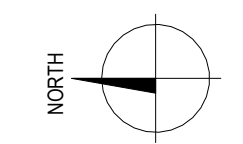
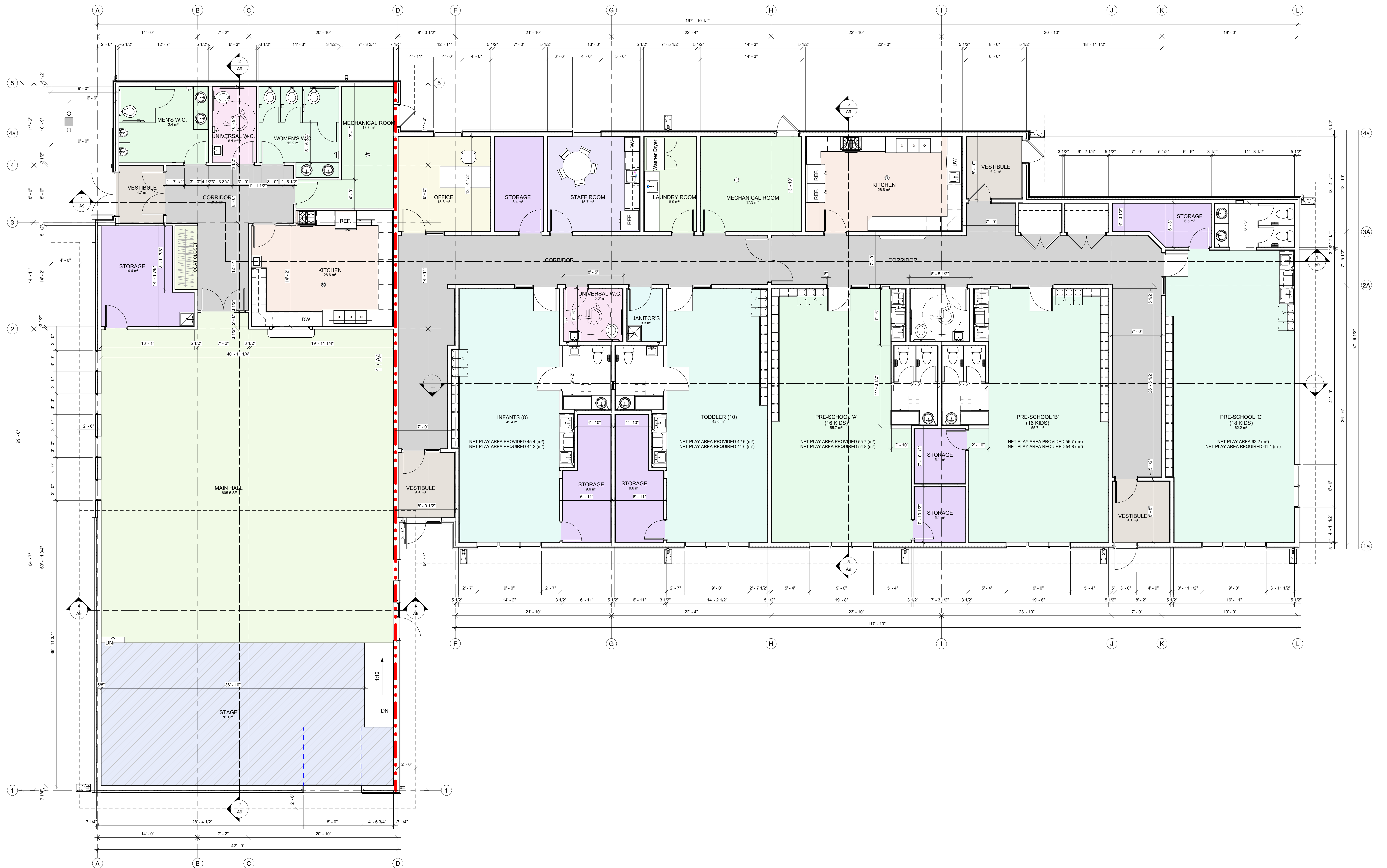
- CHILD CARE DESIGN SUMMARY NOTES:**
- NET PLAY AREA REQUIRED FOR PRESCHOOL & TODDLER ROOMS IS BASED ON 3.3 m²/CHILD + 2.0 m²
  - NET PLAY AREA REQUIRED FOR INFANT ROOMS IS BASED ON 3.3 m²/CHILD. NAP AREA FOR INFANTS BASE ON 2.3 m²/CHILD. TOTAL NET PLAY AREA FOR INFANTS IS PLAY AREA + NAP AREA.
  - NATURAL LIGHT IS BASED ON PROVIDING 10% OF NET PLAY AREA.
  - OUTDOOR PLAY AREA IS BASED ON 7.0 m²/CHILD, ACCOMMODATING A MINIMUM OF 50% OF FULL-TIME CHILD CARE SPACES

**1 FLOOR PLAN**  
A5  
3/16" = 1'-0"

**DAYCARE AREA: 6,909 ft²**

**SCHEMATIC DESIGN**

			drawn by <b>AO</b> approved by <b>DH</b> date <b>OCT 3, 2024</b>	 <b>PARK COMMUNITY CENTRE &amp; CHILDCARE</b> 1428 LOUISE AVENUE, BRANDON, MB	project <b>2603</b> sheet no. <b>A5</b>
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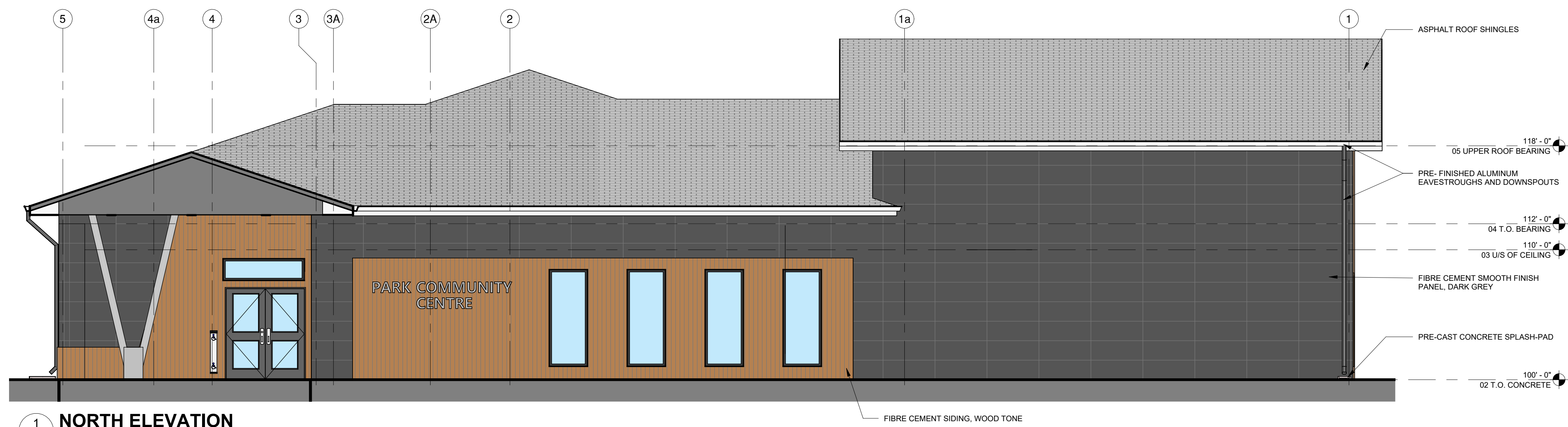


1 FLOOR PLAN  
 A6 3/16" = 1'-0"

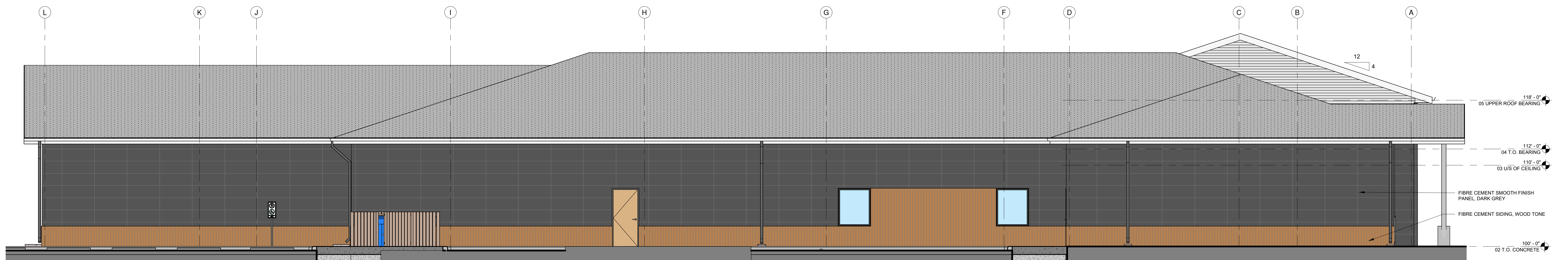
BUILDING AREA: 10,992 ft<sup>2</sup>

**SCHEMATIC DESIGN**

			drawn by <b>AO</b> approved by <b>DH</b> date <b>OCT 3, 2024</b>	 <b>mcm</b> architects inc. <small>141 ST. ANNE'S ROAD, WINNIPEG, MANITOBA, R2M 2Z3          280-8th STREET, BRANDON, MANITOBA, R7A 3A3</small>	<b>PARK COMMUNITY CENTRE &amp; CHILDCARE</b> <small>1428 LOUISE AVENUE, BRANDON, MB</small>	project <b>2603</b> sheet no. <b>A6</b>
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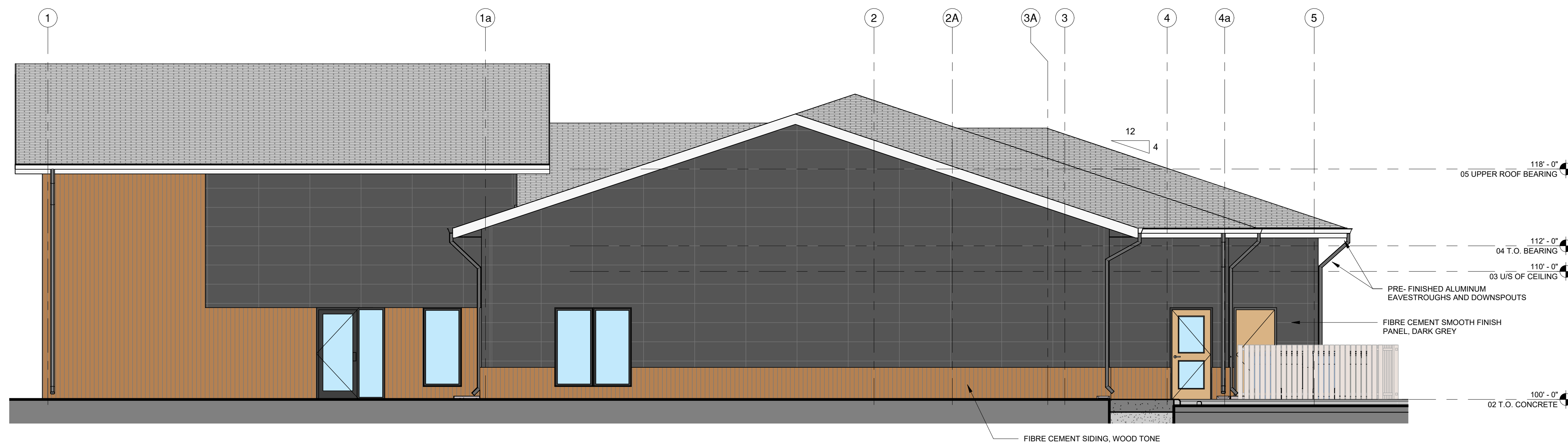
1 NORTH ELEVATION  
 A7 3/16" = 1'-0"



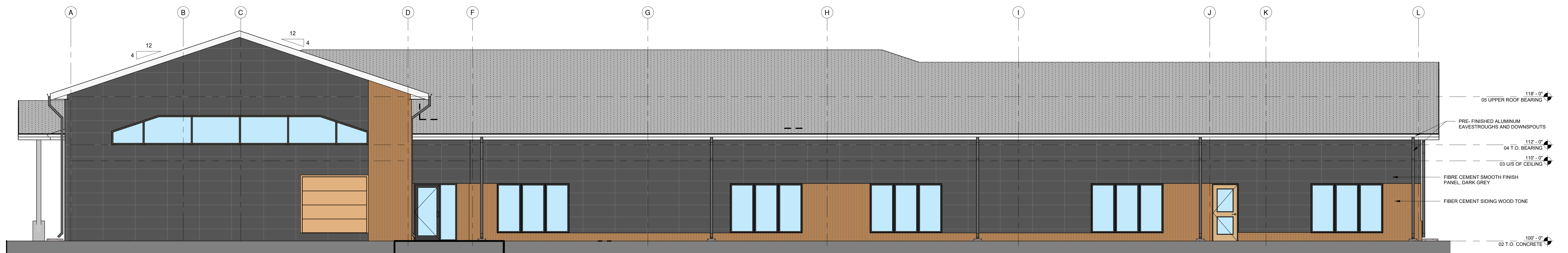
4 EAST ELEVATION  
 A7 3/16" = 1'-0"

SCHEMATIC DESIGN

		drawn by <b>AO</b> approved by <b>DH</b> date <b>OCT 3, 2024</b>	 141 ST. ANNE'S ROAD, WINNIPEG, MANITOBA, R2M 2Z3 280-8th STREET, BRANDON, MANITOBA, R7A 3X3	<b>PARK COMMUNITY CENTRE &amp; CHILDCARE</b> 1428 LOUISE AVENUE, BRANDON, MB	project <b>2603</b> sheet no. <b>A7</b>
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1 SOUTH ELEVATION  
A8 3/16" = 1'-0"



2 WEST ELEVATION  
A8 3/16" = 1'-0"

SCHMATIC DESIGN

		drawn by AO approved by DH date OCT 3, 2024	 141 ST. ANNE'S ROAD, WINNIPEG, MANITOBA, R2M 2Z3 280-8th STREET, BRANDON, MANITOBA, R7A 3X3	PARK COMMUNITY CENTRE & CHILDCARE 1428 LOUISE AVENUE, BRANDON, MB	project 2603 sheet no. A8
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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.

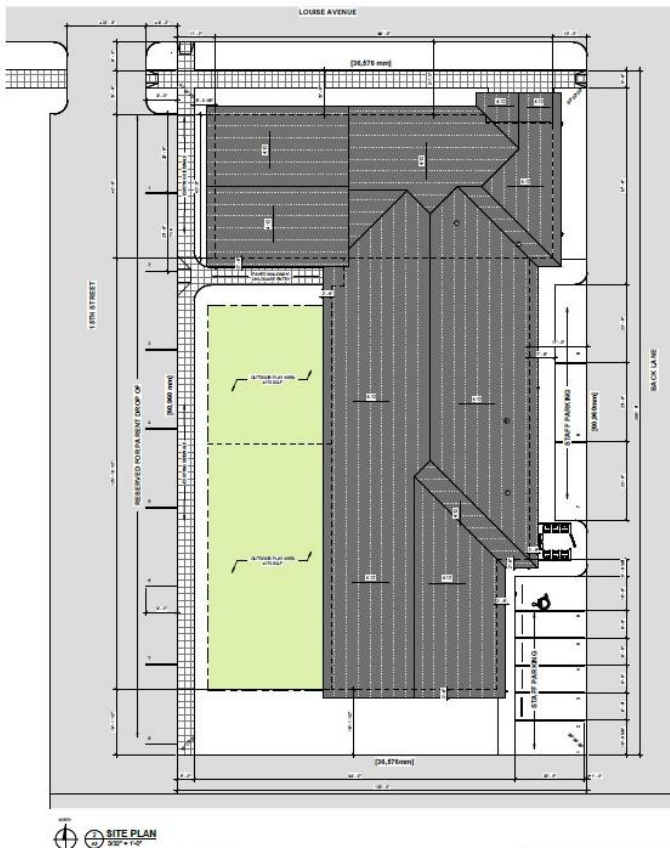
The existing community centre is in need of redevelopment due to structural deficiencies. The Province of Manitoba and the City of Brandon, in collaboration with the Park Community Centre Board and the YMCA, have allocated funding for a new facility which will house both a community centre and daycare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



## Facility Details

The conceptual design for the new facility features a 1,021m<sup>2</sup>/10,992 sq. ft. design including:

- A 388m<sup>2</sup>/4,180 sq. ft. community centre, with a maximum capacity of 150 people, designed for community gatherings, cultural events and community classes
- A 642m<sup>2</sup>/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 15<sup>th</sup> 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 388m<sup>2</sup>/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](mailto: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

