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May 14, 2025

City of Brandon Development Services
638 Princes Avenue
Brandon, MB
R7A 0P3

To Whom it May Concern:

Re: Brandon Hospital Childcare Zoning By-Law Amendment

Please be advised MCM Architect Inc., as the Prime Consultant for the proposed Brandon Hospital Childcare project, would hereby submit a formal Letter of Intent as part of a Land Use Application for a Zoning By-law Amendment.

This Letter of Intent is to support the application to rezone a series of properties owned by the Prairie Mountain Health Authority currently zoned Residential Low Density to be zoned as Educational and Institutional to facilitate the development of a new Childcare facility.

The properties in question fall within the lands bound by Frederick Street, Victoria Avenue E., and McTavish Avenue E.

The submitted application seeks the re-zoning of a total of 11 properties, with City of Brandon civic address as follows:

548 Park Street
552 Park Street
556 Park Street
560 Park Street
525 Frederick Street
533 Frederick Street
537 Frederick Street
543 Frederick Street
551 Frederick Street
555 Frederick Street
559 Frederick Street

The proposed Brandon Hospital Childcare will act to provide early learning and child care services to staff and families of Prairie Mountain Health Authority and surrounding area.

The new Childcare will act to enable the Prairie Mountain Health Authority to offer a critical amenity and service to help support and maintain their existing staff, with the potential to assist in attracting new staff to the City of Brandon. The new Childcare will also be designed and scaled such that additional childcare spaces will be available to serve the greater local community.

It is proposed that the new Childcare will be developed on Frederick Street, running north-south in orientation with a new, fenced, outdoor play space on the south side of the site facing McTavish Avenue as part of the program.

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**Brandon Hospital Childcare Zoning By-Law Amendment
May 14, 2025**

A parent drop-off loop will be developed off Frederick Street to best facilitate traffic flow and ensure the safety of parents and children at higher traffic volume drop-off and pick-up times.

Staff parking will be located on the west side of the parcel, accessible via a new approach off Park Street. Staff will be able to access the new childcare directly via a back entrance.

A traffic study is currently being completed by a Transportation Consultant as part of the professional consultant team scope of work in compliance with a request from the City of Brandon Planning and Buildings Department.

The proposed new Childcare will be a single storey wood-framed building that will be consistent in scale and character with the existing surrounding community and developments such as the recently constructed Murray House at 521 Frederick St., or the Western Manitoba Cancer Centre at 300 McTavish Avenue E.

The Prairie Mountain Health Authority is currently working to update the Brandon Regional Health Centre Master Campus Plan, a document that was developed in 2012. Our understanding is that an RFP is still being developed to seek formal applications from professional consultant teams to update the Master Plan. With the above stated, the Prairie Mountain Health Authority has confirmed the new Childcare will be a critical component of the new master plan.

We trust the above letter, in conjunction with the documents submitted as part of the Land Use Application Zoning By-Law Amendment, acts to clearly identify the intent of our project scope for the purposes of the application.

Should you have any questions or comments please do not hesitate to contact us.

Sincerely,



Dave Hoag
MAA, OAA, SAA, LEED™ AP, MRAIC,
Director, MCM Architects Inc.