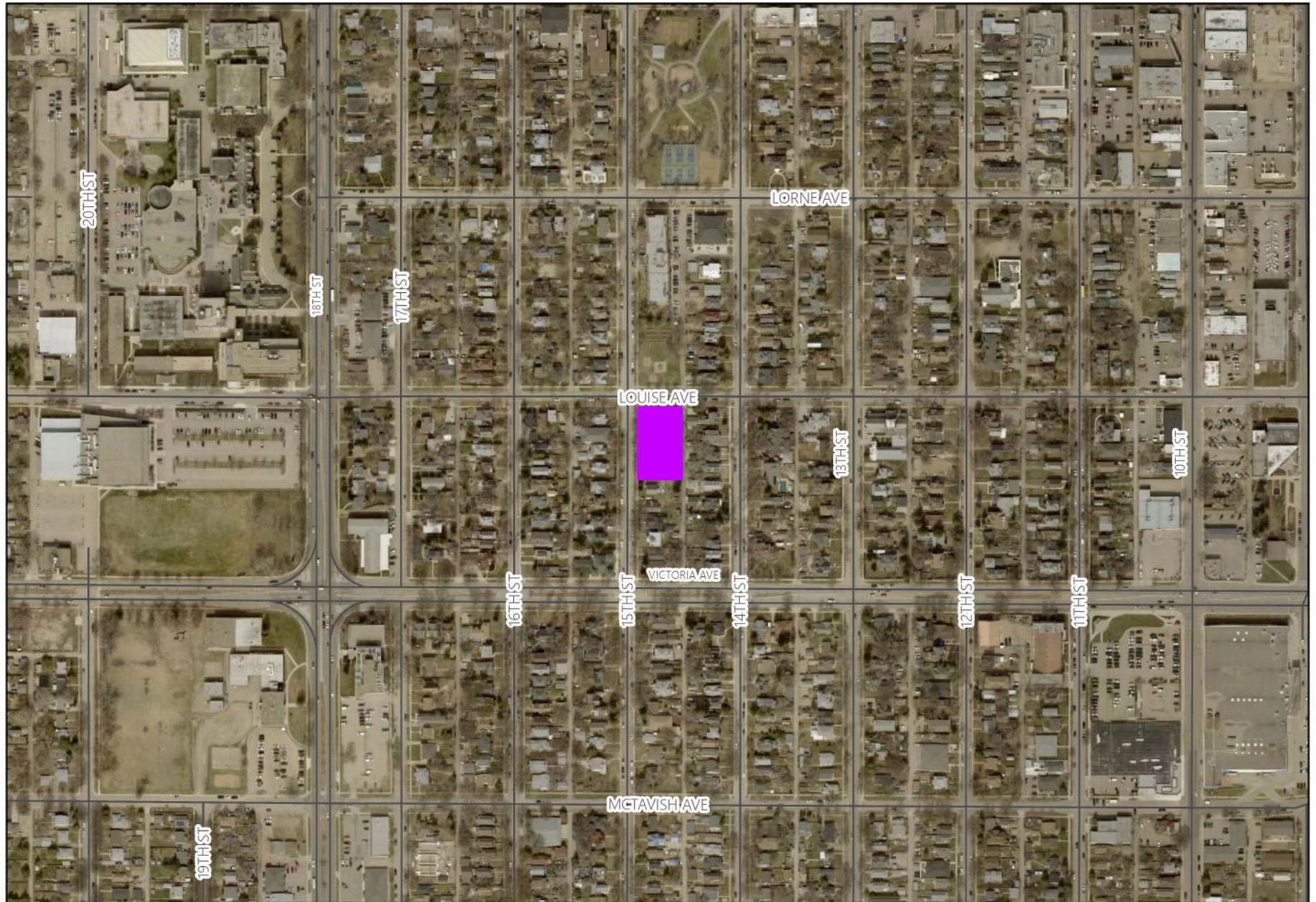


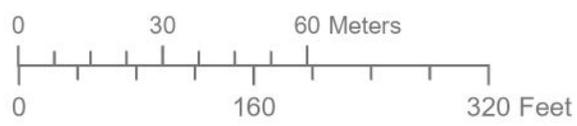
Rezoning Application (Z-01-26) - 1428 Louise Avenue



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:



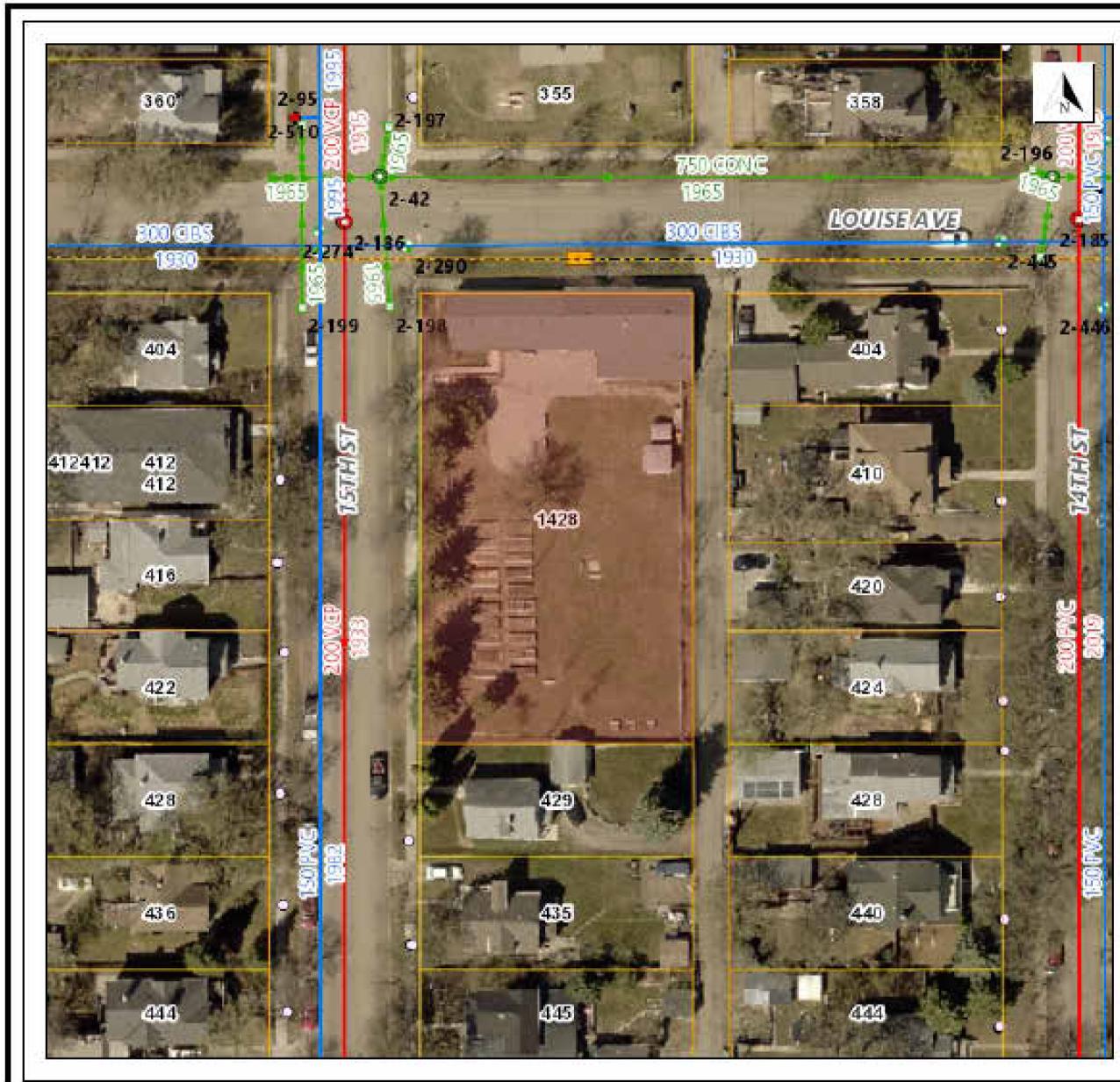
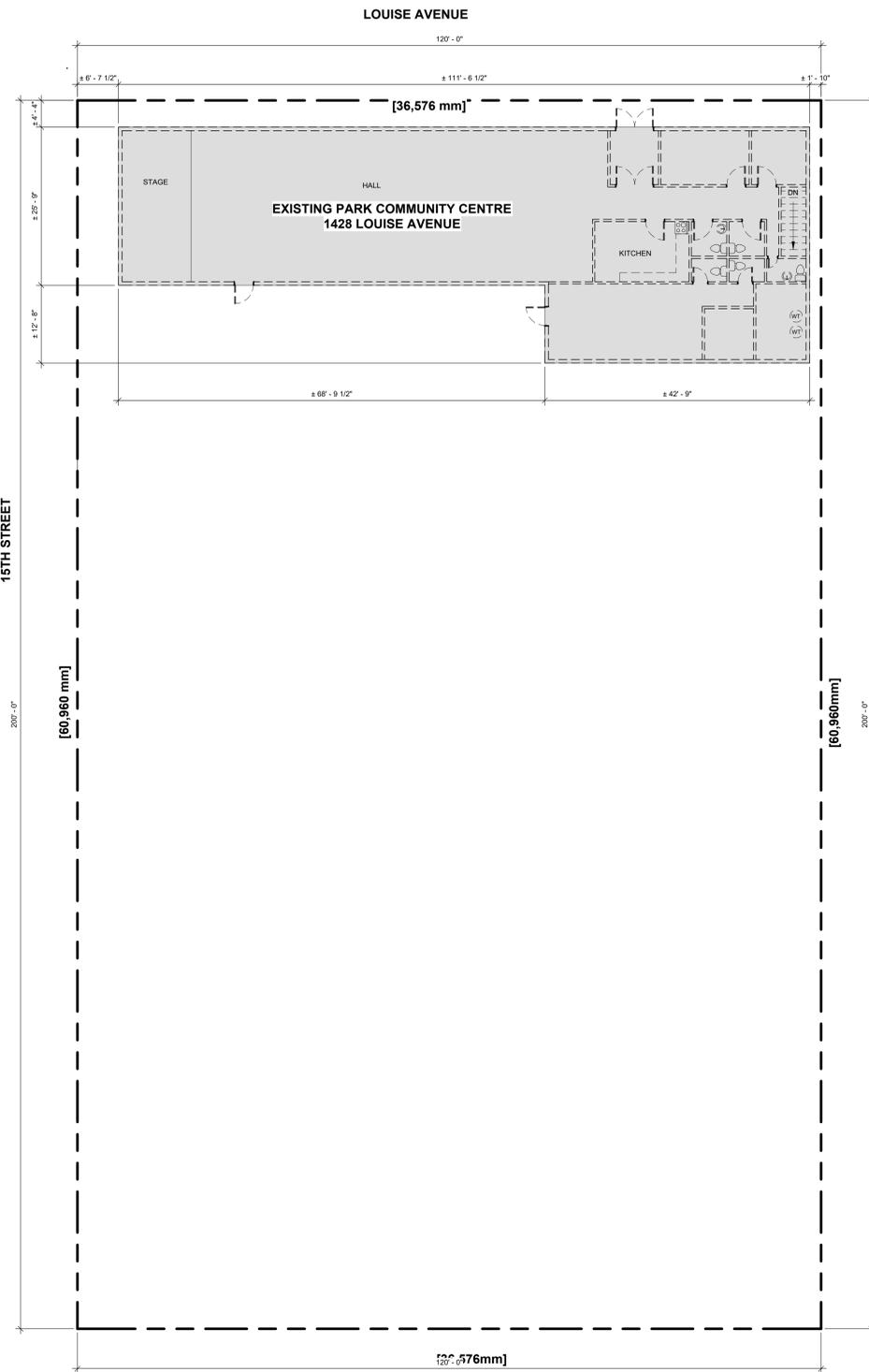
PARK COMMUNITY CENTRE & CHILDCARE

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
 - Foremain
 - 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://gis.brandon.ca>.

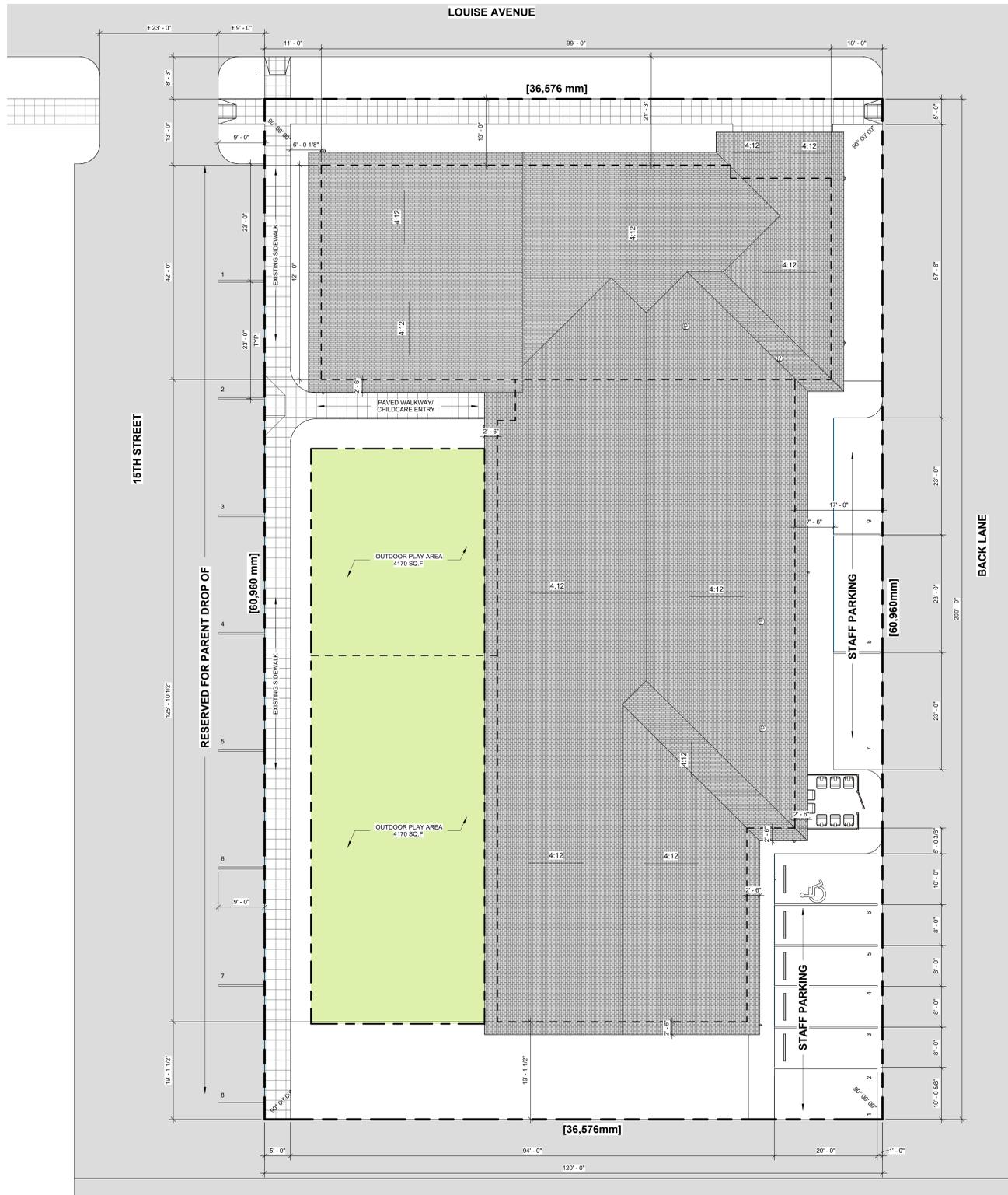
Projection: WGS_1984_Web_Mercator_Auxiliary_Sp here

EXISTING SITE SERVICES

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

SCHMATIC DESIGN

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



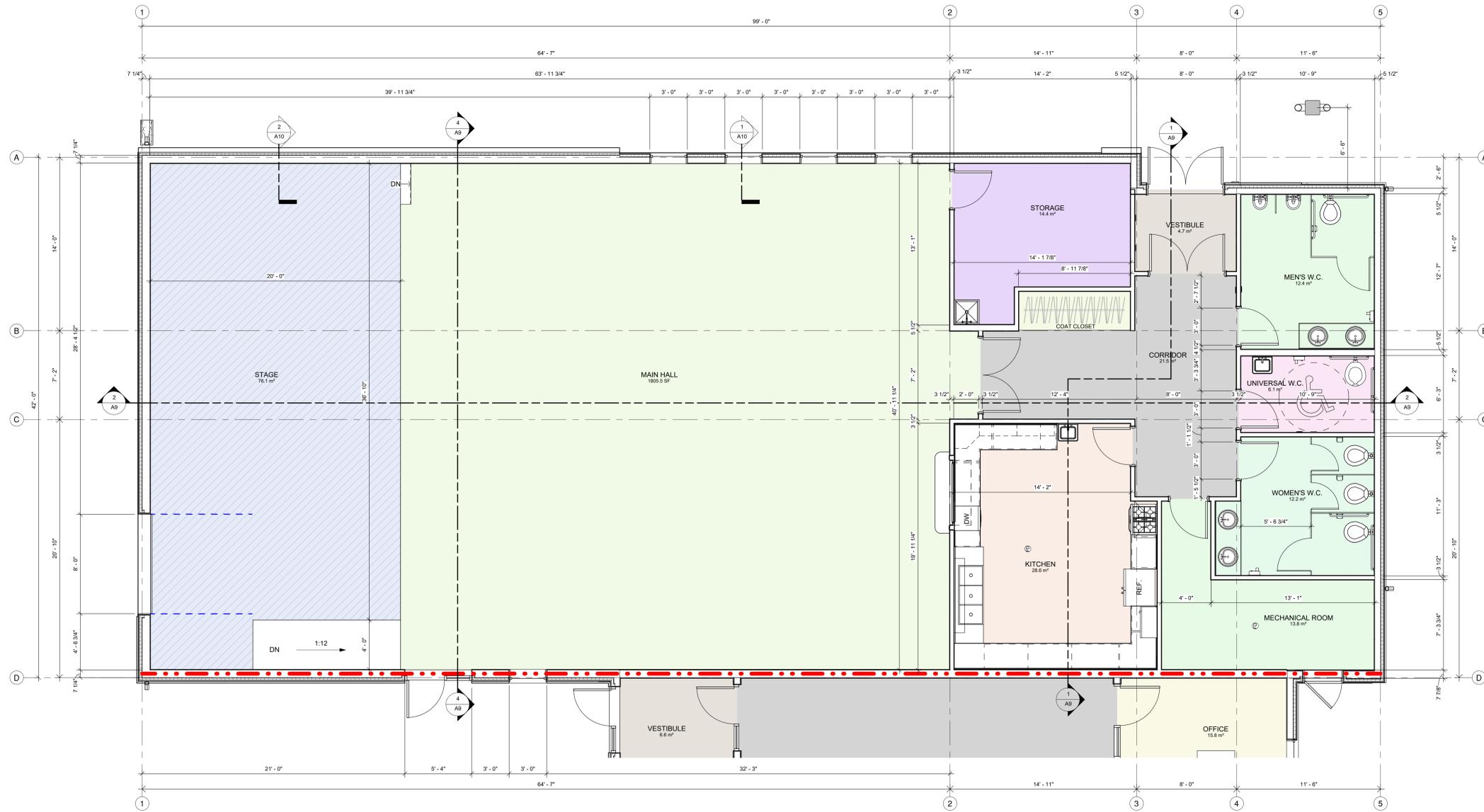
2 SITE PLAN
A3 3/32" = 1'-0"

BUILDING AREA: 10,992 ft²



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	PARK COMMUNITY CENTRE & CHILDCARE 1428 LOUISE AVENUE, BRANDON, MB	project 2603 sheet no. A3
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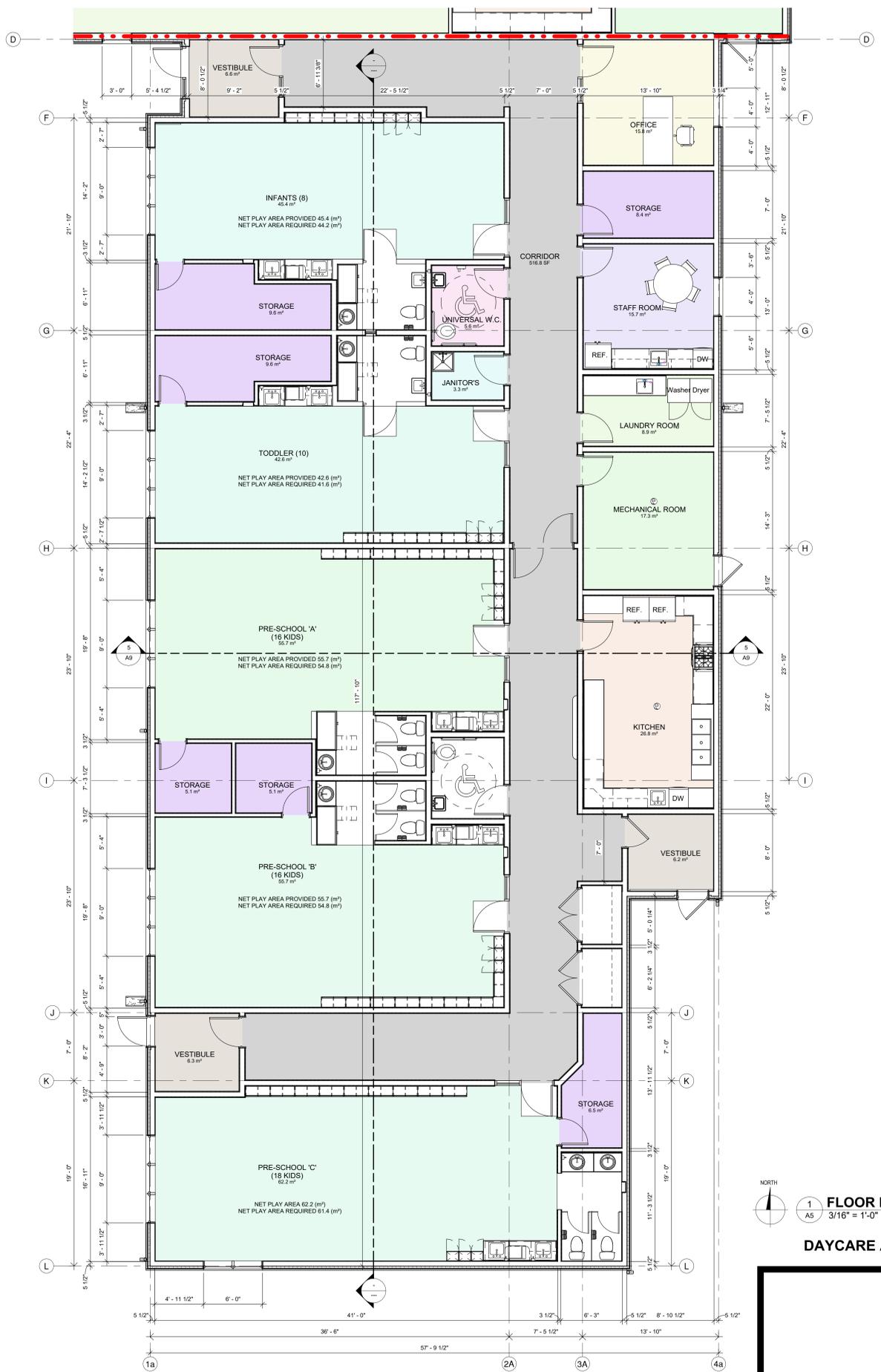
- ROOM LEGEND**
- COAT CLOSET
 - CORRIDOR
 - KITCHEN
 - MAIN HALL
 - MECHANICAL ROOM
 - MEN'S W.C.
 - OFFICE
 - STAGE
 - STORAGE
 - UNIVERSAL W.C.
 - VESTIBULE
 - WOMEN'S W.C.

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

COMMUNITY CENTRE AREA: 4,108 ft²

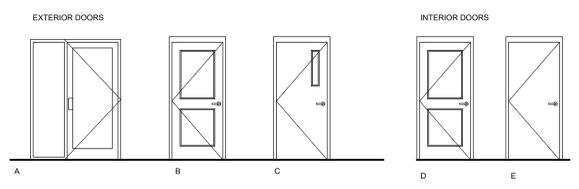
SCHEMATIC DESIGN

			drawn by AO approved by DH date OCT 3, 2024	 mcm architects inc. <small>141 ST. ANNE'S ROAD, WINNIPEG, MANITOBA, R2M 2Z3 280-8th STREET, BRANDON, MANITOBA, R7A 3X3</small>	PARK COMMUNITY CENTRE & CHILDCARE <small>1428 LOUISE AVENUE, BRANDON, MB</small>	project 2603 sheet no. A4
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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 m ²	SHARED	55.7 m ²	5.5 m ²	2+2
PRESCHOOL 'B'	16	54.8 m ²	SHARED	55.7 m ²	5.5 m ²	2+2
PRESCHOOL 'C'	18	61.4 m ²	SHARED	62.2 m ²	8.1 m ²	2+2
TODDLERS	10	41.6 m ²	SHARED	46.8 m ²	4.2 m ²	1+2
INFANTS	8	26.4 m ²	18.4 m ²	45.4 m ²	4.2 m ²	1+2

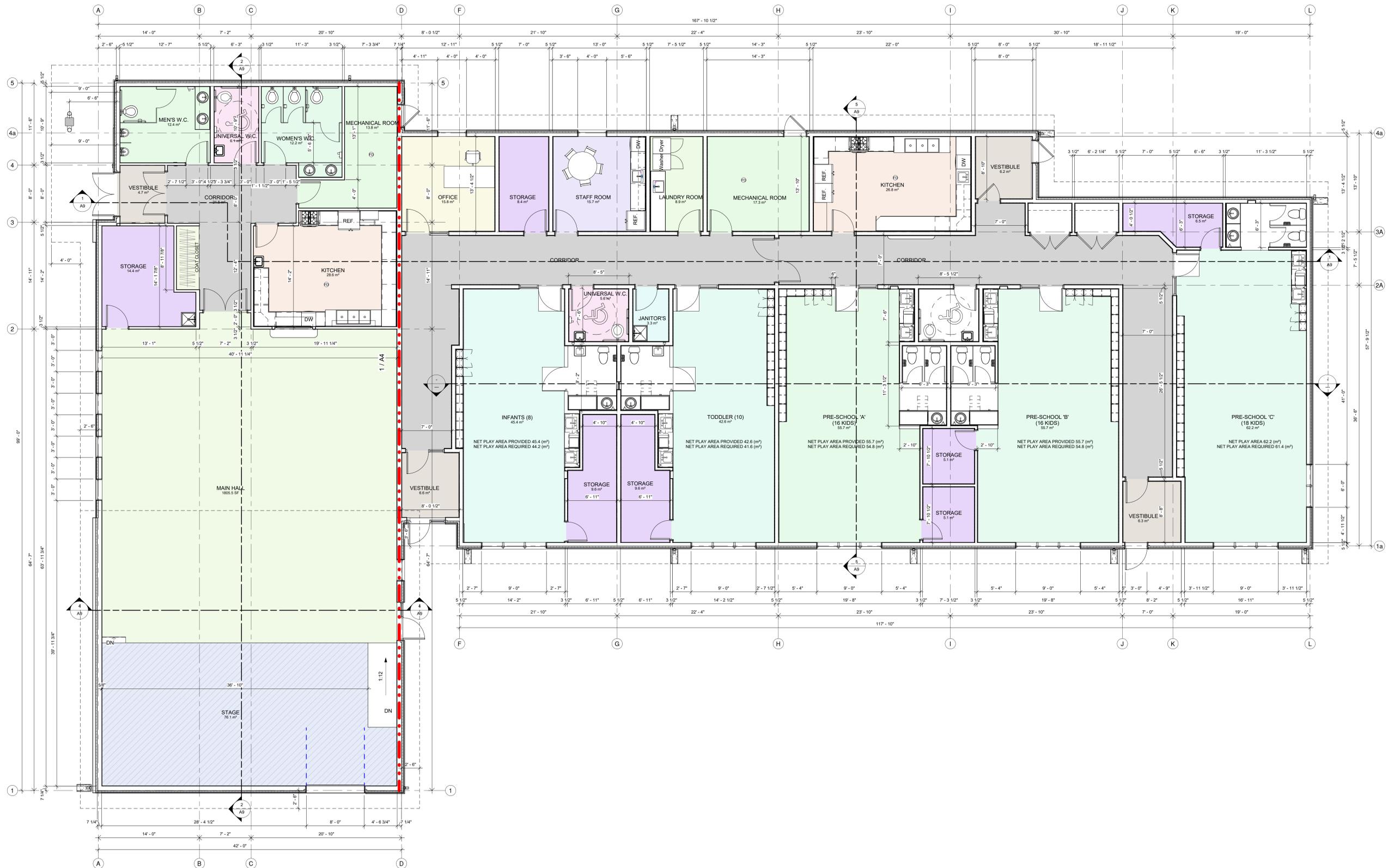
- CHILD CARE DESIGN SUMMARY NOTES:**
- NET PLAY AREA REQUIRED FOR PRESCHOOL & TODDLER ROOMS IS BASED ON 3.3 m²/CHILD + 2.0 m²
 - NET PLAY AREA REQUIRED FOR INFANT ROOMS IS BASED ON 3.3 m²/CHILD. NAP AREA FOR INFANTS BASE ON 2.3 m²/CHILD. TOTAL NET PLAY AREA FOR INFANTS IS PLAY AREA + NAP AREA.
 - NATURAL 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 AO approved by DH date OCT 3, 2024	 PARK COMMUNITY CENTRE & CHILDCARE 1428 LOUISE AVENUE, BRANDON, MB	project 2603 sheet no. A5
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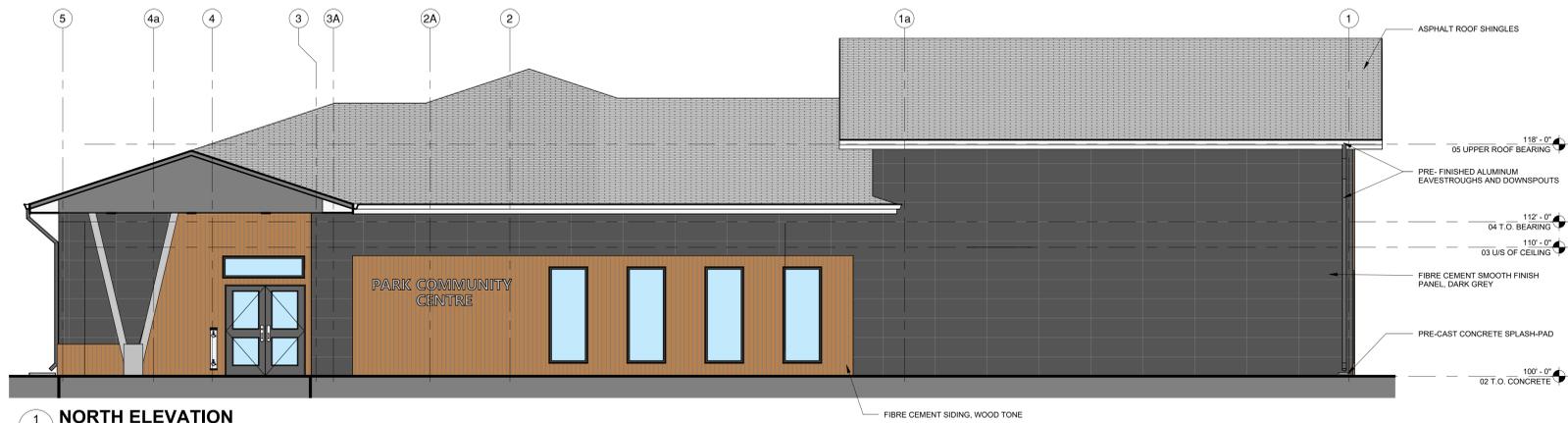


1 FLOOR PLAN
 A6 3/16" = 1'-0"

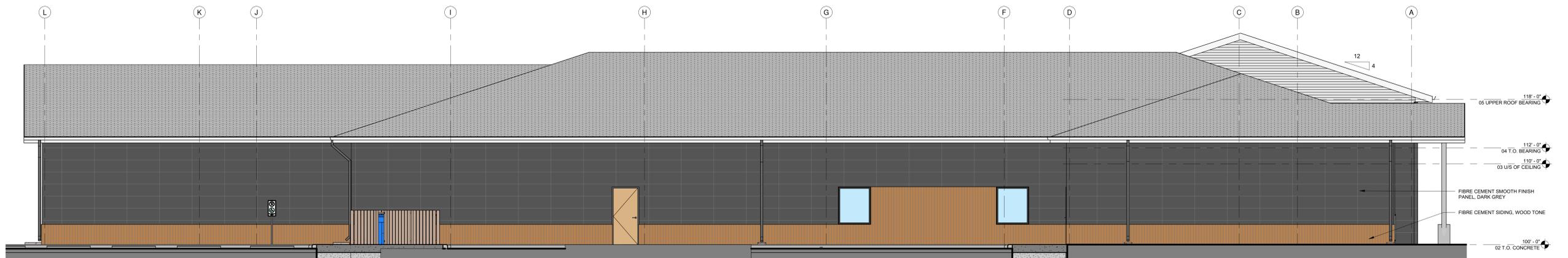
BUILDING AREA: 10,992 ft²

SCHEMATIC 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 3A3	PARK COMMUNITY CENTRE & CHILDCARE 1428 LOUISE AVENUE, BRANDON, MB	project 2603 sheet no. A6
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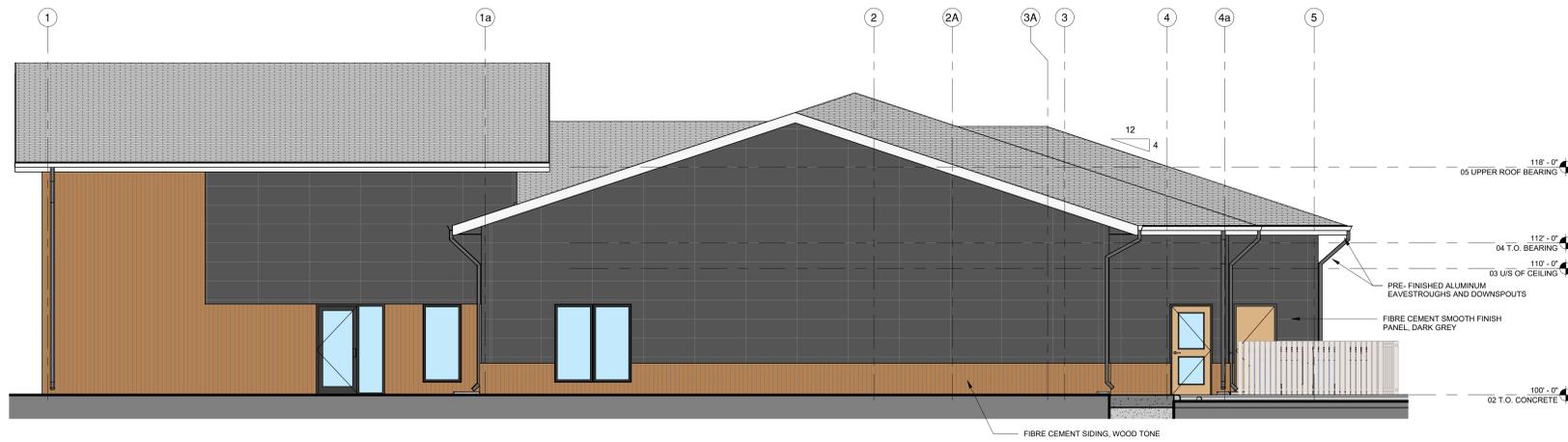
1 NORTH ELEVATION
 A7 3/16" = 1'-0"



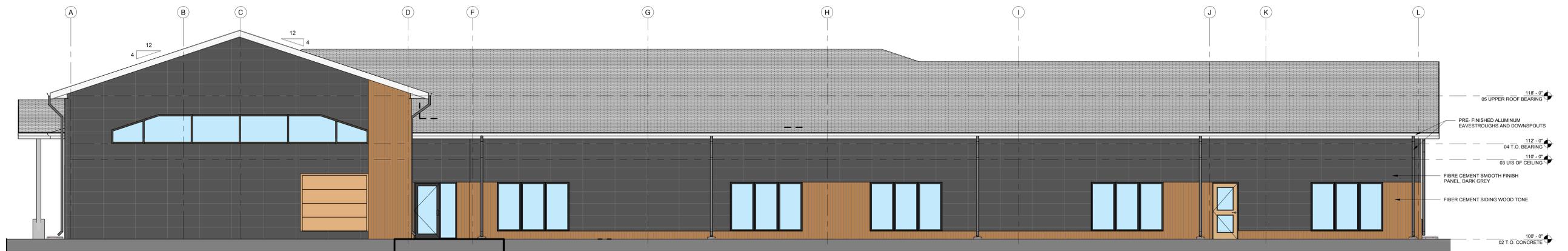
4 EAST ELEVATION
 A7 3/16" = 1'-0"

SCHEMATIC 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. A7
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1 SOUTH ELEVATION
A8 3/16" = 1'-0"



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

SCHEMATIC 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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