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| TITLE:<br>VARIANCE; BY-LAW NO. 7443 TO REZONE<br>PROPERTY LOCATED AT 1428 LOUISE AVENUE<br>OWNER/APPLICANT: CITY OF BRANDON (HEATHER REIMER) |   |  |
| MEETING DATE:<br>March 18, 2026  |   | Page 1 of 5   |
| DEPARTMENT:<br>Planning & Buildings  | ATTACHMENTS:<br>A. By-law No. 7443<br>B. Application related documents<br>C. Map, air photo & drawings<br>D. Public outreach report |   |
| PRESENTER:<br>Andrew Mok, BES RPP MCIP   | MANAGER:<br>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 15<sup>th</sup> 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, 1,023.5m<sup>2</sup> (11,017 sq. ft.) in area, will include 381.6m<sup>2</sup> (4,108 sq. ft.) for the community centre accommodating 150 people, and 641.9m<sup>2</sup> (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 15<sup>th</sup> 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 15<sup>th</sup> 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 15<sup>th</sup> 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.