


TITLE: BY-LAW NO. 7430 TO REZONE PROPERTIES LOCATED AT 548 PARK STREET AND OTHERS OWNER: PRAIRIE MOUNTAIN HEALTH APPLICANT: MCM ARCHITECTS (DAVE HOAG)		
MEETING DATE: July 16, 2025		Page 1 of 3
DEPARTMENT: Planning & Buildings	ATTACHMENTS: A. By-law No. 7430 B. Application related documents C. Map, air photo & drawings D. Public outreach report E. Development Review Group report	
PRESENTER: Emmanuel Owusu Ansah, Community Planner	MANAGER: Sonikile Tembo, Principal Planner	

RECOMMENDATIONS:

That the Planning Commission recommend City Council approve By-law No. 7430 (Z-07-25) to rezone 548, 560, 552, and 556 Park Street and 525, 533, 537, 543, 551, 555, and 559 Frederick Street (Lots 19/38 and Part Lot 18, Block 4, Plan 9 BLTO), subject to the owner or successor entering into a development agreement with the City of Brandon with conditions as set out in Attachment “E” of this report.

BACKGROUND:

Request

The applicant, Dave Hoag of MCM Architects Inc., on behalf of the property owner, Prairie Mountain Health, is applying to rezone property located at 548, 560, 556, and 552 Park Street, and 525, 533, 537, 543, 551, 555, and 559 Frederick Street from RLD Residential Low Density to EI Educational and Institutional. The rezoning will allow for development of a childcare facility.

Development Context

The site is located north of McTavish Avenue East, between Frederick Street and Park Street. Surrounding uses include institutional to the west and south (the Brandon Regional Health Centre and Cancer Care clinic respectively), educational (King George School) to the east, and low-density residential to the north. Park Street, Frederick Street, and McTavish Avenue East provide access to the site.

History

The majority of the subject site currently has detached dwellings being used as rentals that Prairie Mountain Health owns. The applicant has already initiated the demolition process for these dwellings to prepare the site for development.

ANALYSIS:

Approval of this application will allow for the development of a childcare facility. The intent is to consolidate the properties for a larger institutional use.

Consistency with the Brandon City Plan

- The site is located within “General Urban Area” as set out in Map 3: Urban Structure
- 4.1(5) – supporting childcare facility helps meets Brandon’s diverse needs and expands access to education
- 7.1(1)(a)—General Urban Area allows for institutional development
- 7.1(4) Commercial and Institutional General Policies (a)—encourage a variety of uses, including childcare facilities, within the General Urban Area
- 7.1(4) Commercial and Institutional General Policies (b), (c), and (d)—support the development of conveniently located childcare centres that serve both Brandon and surrounding communities, compatible with nearby residential developments and ideally within walking distance of residential areas

Consistency with the Zoning By-law

- The site is currently zoned RLD and requires rezoning to EI or a conditional use to allow for the proposed development
 - They are pursuing the rezoning as it aligns with the long-term vision for the area and ensures consistency with the existing zoning of the majority of the property owner’s lands in the area, including but not limited to the nearby Brandon Regional Health Centre
- The proposed development generally meets the bulk and siting requirements under the EI zone

Commenting Agencies

All comments have been addressed and summarized below.

City of Brandon

Administration advises that a development agreement is required, with conditions as identified in “Attachment E” of this report. Some key conditions include the following:

- Mitigate stormwater runoff

- Removal of existing driveway and southern lane approaches and replacing with sod, barrier curb and gutter
- All street signage relocation and/or implementation is to be at the sole cost of the developer
- Prepare and submit a Traffic Impact Study (TIS)
- Provision of cash-in-lieu of land dedication to the City for public reserve (parks) purposes
- Boulevard tree contribution

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 July 3 and July 10, 2025. 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 out all information to property owners within 100m of the site. The applicant indicated there were no concerns with regards to the development. As of the writing of this report, the Planning & Buildings Department has not received representation in favour of this application.