



Heather Reimer
Manager of Recreation
204-729-2264
[REDACTED]

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.

As part of this rezoning and development application, we are also requesting approval of two variances necessary to support the project's functional design, site constraints, and community-service objectives.

1. Rear Yard Setback Variance

We request a variance reducing the required rear yard (east side) setback from 6.0m to 3.0m. This variance is required to accommodate the building footprint and ensure the facility meets modern space, accessibility, and programming needs while remaining within the limits of an established and relatively small lot.

2. Parking Requirement Variance

We request a variance to reduce the required number of parking spaces from 214 to nine (9) on-site parking spaces. This reduction reflects the following:

- The site is located within an established walkable neighbourhood near Brandon University
- Community Centres primarily service local residents who access programming on foot
- The site design prioritizes safe child drop-off, greenspace, and pedestrian circulation over expansive parking areas that would diminish community and recreational value
- The existing Community Centre does not have any on-site parking, a situation that existed throughout the Community Centre's existence. The proposed nine parking spaces are to accommodate the daycare facility, which is a new use compared to what currently exists on the site

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.

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:

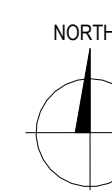
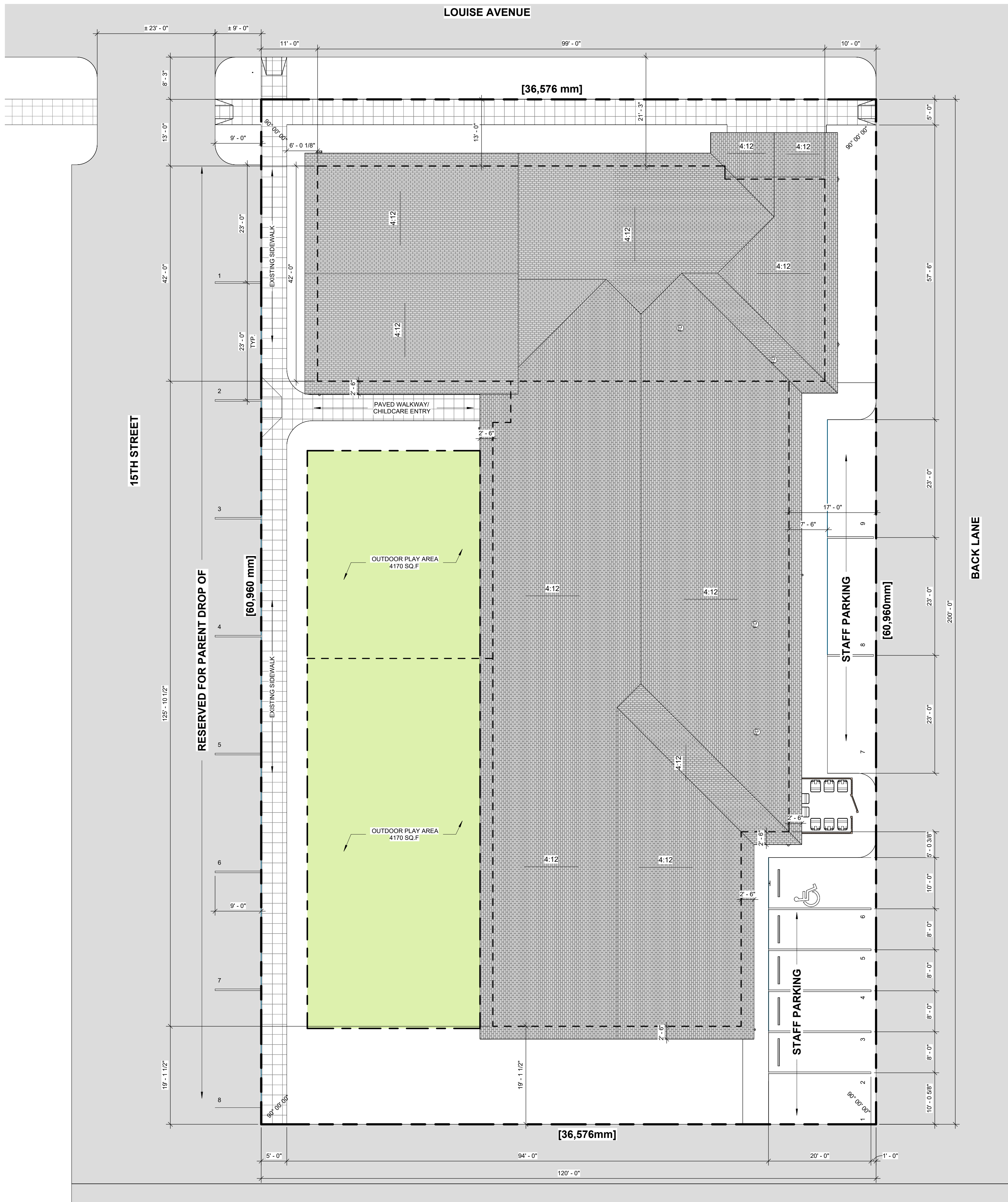
- General Urban Area Policies: The City Plan encourages development that supports residential, commercial, and institutional growth within the General Urban Area. This project aligns with this by providing a community centre and daycare that serve the local population.
- Community Amenities: The inclusion 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



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

mcm
architects inc.
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