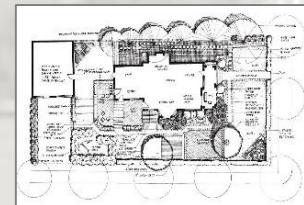




# **City of Brandon**

## **Sustainable Site Design**



## BRANDON'S HOLISTIC SYSTEM APPROACH TO SITE PLANNING

Sustainable design principles, take into consideration of existing land use regulations, provide guidelines to the development of a site that contributes significantly to the environmental, economic and social well-being of the community.

### Locations

- Avoid floodplain
- Avoid areas with significant environmental features and wildlife habitat
- Take into consideration the inherent conditions of the natural environment including soils, natural wetlands, topography and landforms
- Infill site with existing infrastructure over greenfield
- Preference given to disturbed land, re-use of brownfield sites, and retrofitting existing buildings

### Site Planning

- Site design with priority to protect environmentally sensitive features and heritage buildings
- Link natural areas to the greatest extent possible so that contiguous areas allow for undisturbed wildlife movement
- Incorporate transportation solutions along with site plans that acknowledge the need for bicycle parking, carpool staging, and proximity to mass transit. Encourage alternatives to traditional commuting
- For high-density development parcels, at least 40% of parking provided as structured, or underground parking
- For all developments, if surface parking lots are provided, include sustainable features such as permeable paving in low-traffic areas, pedestrian links, landscape islands and bioswales
- Provision of convenient and safe bicycle parking facilities
- Provision of convenient and accessible locations for recycling and organic waste collections
- Site design that promotes adaptive reuse of heritage structures
- Site design to incorporate solar orientation through building placement
- Landscaping designed to be low maintenance and drought resistance such as xeriscaping or planting of native species
- Improved public space including public art, shaded areas and connections to adjacent natural features
- Consider site security by incorporating the Crime Prevention through Environmental Design (CPTED)
- Reduce outdoor lighting levels and its associated light pollution while maintaining safety and surveillance
- Control erosion through improved grading and landscaping practices
- Best storm-water management practices that reduce the amount of storm-water runoffs by incorporating innovative pond design, bioswales, and rainwater harvesting system.
- Site design to minimize energy use and energy requirements of buildings and infrastructure through building placement and orientation
- Incorporate green sustainable elements identified by Canada Green Building Council into buildings, site works, construction methods and long-term maintenance programs
- Achieve certification through Leadership in Energy and Environmental Design (LEED) in “New Construction and Major Renovations,” and “Neighborhood Development”