

**BRANDON SUSTAINABLE SUBDIVISION DESIGN -
BUILDING A HEALTHY AND LIVABLE COMMUNITY**



BRANDON SUSTAINABLE SUBDIVISION DESIGN

Subdivisions that incorporate “sustainable” principles (such as good pedestrian and bicycle connections, roadway linkages, neighborhood pattern and design, green infrastructure and buildings), aside from improving the social and environmental health of a community, help to reduce the long-term fiscal impact on the municipality from the infrastructure, operation and maintenance perspectives; all of which translate into less costs being passed on to the taxpayers.

Locations

- Avoid floodplain areas
- Avoid areas with significant environmental features and wildlife habitat
- Take into consideration the inherent conditions of the natural environment including soils, topography and landforms
- Preference for infill site with existing infrastructure over greenfield development

Subdivision pattern and design

- Conserve existing green corridors, natural habitats for wildlife, watercourses and other natural features when developing the block or lot patterns
- Provide a mix of uses that support live, work and play opportunities
- Locate school sites and community parks with appropriate street frontages and access to collector or local streets
- Include diverse housing types, such as detached single-family homes, multi-family or apartment buildings, to reflect Brandon’s cultural and socio-economic composition and to support the aging in place concept
- Concentrate higher density residential units around community focal points such as places of worship, schools, parks, community centers
- Design lots with layouts that maximize opportunities for passive energy conservation and south-facing exposure through street layout and block pattern
- Provide a safe, accessible, year-round, multi-use path, with universal design, throughout the subdivision with connections and linkages to other amenities
- Block length no greater than 250 m or provide wide public mid-block pathways to create a more walkable community
- Continuous sidewalks on both sides of all public roads when possible
- Connect new streets to existing streets in adjacent developments and for future connections to land that has yet to be developed
- Wider sidewalks to include shade trees and other greenspace elements to enhance the pedestrian’s experience
- Incorporate shared driveways into the site layout for residential lots containing two or more units, where feasible
- Incorporate direct transit routes for convenient access
- Provide sufficient landscaped buffer between arterial roadway and residential uses, and between higher density development and single-family homes
- Incorporate sustainable stormwater management techniques that will decrease flooding, improve water quality, decrease erosion and sedimentation, and improve groundwater recharge
- Achieve certification through Leadership in Energy and Environmental Design (LEED) in “Neighborhood Development”