

Neighbourhood Parks (Leisure Greenspace)

Brookwood Park South includes two neighbourhood parks on 2ha of land. These parks are the primary public spaces for the neighbourhood and promote passive park use.

The main neighbourhood park planned for the Brookwood Park South neighbourhood area is located in the northwest of the neighbourhood to complement the Educational Greenspace described below as the school site. The park will include seating, play equipment, and a gathering space. A linear greenway connects the park to the wetland area, multi-family site and the school.

FIGURE 6:
NW NEIGHBOURHOOD
PARK



FIGURE 7:
SE NEIGHBOURHOOD
PARK



The second neighbourhood park area is located in the southeast corner of the site and will incorporate less structured features like a natural play area, community gardening opportunities and a quiet area amongst treed spaces. The southeast park also buffers the neighbourhood from the Hydro substation and creates a gateway feature for the 34th Street / Patricia Avenue intersection.

Brookwood Wetland (Environmental Greenspace)

The naturalized wetland is the primary feature of this green community. Potentially working with Native Prairie Plant Solutions (Ducks Unlimited) and the Assiniboine Hills Conservation District, Brookwood Park South Neighbourhood Plan envisions a restored wetland that enhanced the special ecological features of the land by protecting and enhancing the environmental qualities of the wetland.

Public access is provided and encourages both for passive enjoyment of the naturalized area and habitat as well as educational opportunities associated with the nearby school. The pedestrian facilities are integrated into the natural environment with nature trails and benches to enjoy vistas.

Trails are 2.5 metres wide to minimize disruption of the natural area and surfaced with natural materials where possible.



FIGURE 8: NATURALIZED OPEN SPACE AREA

The School Site (Educational Greenspace)

The Secondary Plan requires a 4-hectare school site, referenced as **Educational Greenspace** in the Brandon Greenspace Master Plan, to be located within the Brookwood Park South neighbourhood. The school has been sited central to the neighbourhood, on a prominent and accessible site. The site configuration provides opportunity for an east/west orientation of the school building facilitating passive solar design, reducing cooling loads on the building, and optimizing playfields. The location is fully interconnected with the primary and secondary pathway systems, fronting on the main east-west collector with a north-south collector defining the east site boundary. Pedestrian connections surround the site and extend in all directions.

The site is complemented by multi-family housing adjacent along the west site boundary. Additional residential density is located within a block of the school. The naturalized wetland area is in the immediate vicinity to the west, providing an extension to the school's onsite outdoor learning environments. A neighbourhood-scale park is planned adjacent to school site to facilitate multi-use facilities in to the future.

Access to the school site will be accommodated by the main 25 metre wide collector street that runs in an east-west direction connecting the existing Brookwood neighbourhood to the new neighbourhood to the east. The Plan anticipates a transit node along this collector street. A round-about is proposed near the school at the intersection of the collectors to assist in traffic calming at this location.



FIGURE 9: SCHOOL SITE CONCEPT

6. TRANSPORTATION AND MOBILITY

6.1 Streets and Overall Network

The Brookwood Park South internal street layout is a modified grid design that reduces potential vehicular conflicts compared to a traditional grid design while maintaining much of the linear east-west and north-south travel lines. The modified grid incorporates some loops and cul de sacs to minimize traffic short-cuts and provide more private properties that many homeowners desire.

Streets	Area (ha)	Length (m)	Width (m)	Materials
Local Streets	9.8	5,045	20	Asphalt
Collector Streets	3.4	1,371	25	Asphalt

Brookwood Park South is connected to Brookwood Park via a collector to Lakeview Drive. The same collector then turns east to connect mid-way along 34th Street, aligning with the neighbourhood to the east. The extension of Plateau Drive will extend south as a local street connecting to the east-west collector. A second collector will connect from the east-west collector to the mid-point of Patricia Avenue at the south limit of the neighbourhood.

The new east-west collector can accommodate a primary off-street 3.5 metre pathway as envisioned in the Secondary Plan. However, the north-south collector is an extension of an existing collector connecting the Brookwood North neighbourhood and will therefore continue the double-sided sidewalk right-of-way design for continuity. Cross-sections below illustrate the two collectors.

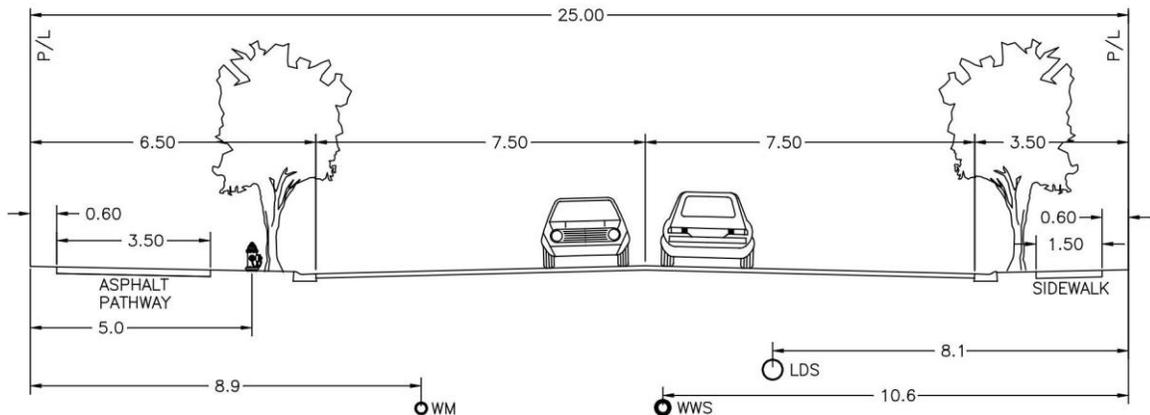


FIGURE 10: EAST-WEST COLLECTOR STREET

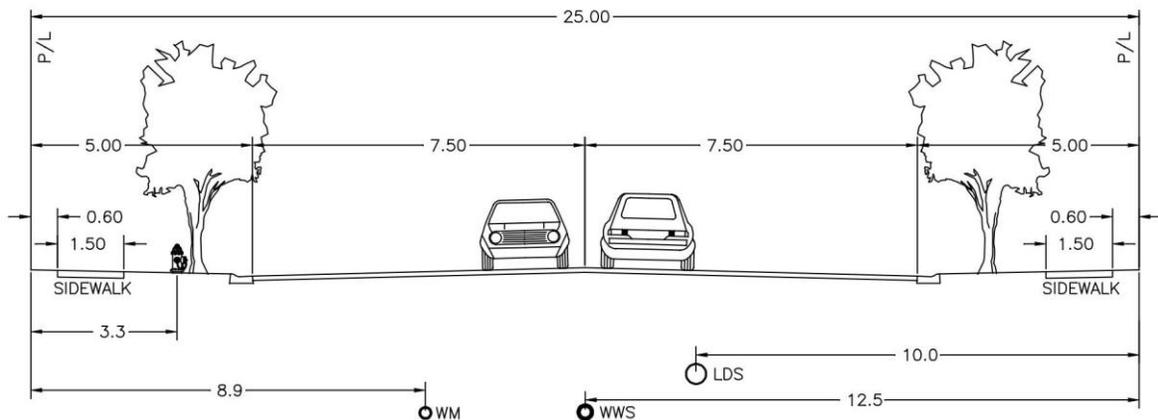


FIGURE 11: NORTH-SOUTH COLLECTOR STREET

6.2 Active Transportation

Increased active transportation opportunities throughout the neighbourhood compensate for the reduced intersections in the modified grid street pattern planned for the Brookwood Park South neighbourhood. Active transportation is mostly accommodated in linear recreational primary and secondary pathways as well as sidewalks along collector streets.

The Southwest Secondary Plan requires primary and secondary off-street trail networks in the Brookwood Park South neighbourhood. The primary pathway system has three main components:

- The neighbourhood edge is planned as a 3.5 metre asphalt pathway within a 15 metre **Connector Greenspace** adjacent to its east and south perimeter along 34th Street and Patricia Avenue to provide both commuting and recreational active transportation opportunities that supports the overall Brandon AT system.;
- In the southwest area of the neighbourhood, a 3.5 metre asphalt pathway within a 15 metre **Connector Greenspace** invites users north up to and then along the south boundary of the naturalized wetland to the east-west collector (near the traffic circle);
- A 3.5 metre separated asphalt pathway within the 25 metre right-of-way of the east-west collector street completes the loop of the primary pathway system back to 34th Street.

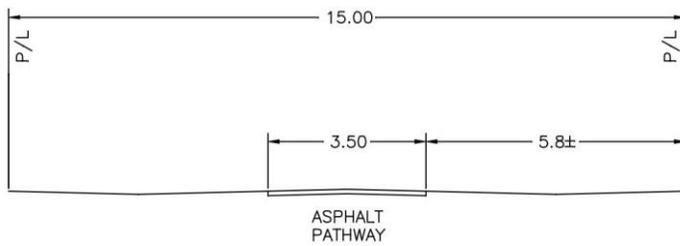


FIGURE 12: PRIMARY PATHWAY – CONNECTOR GREENSPACE

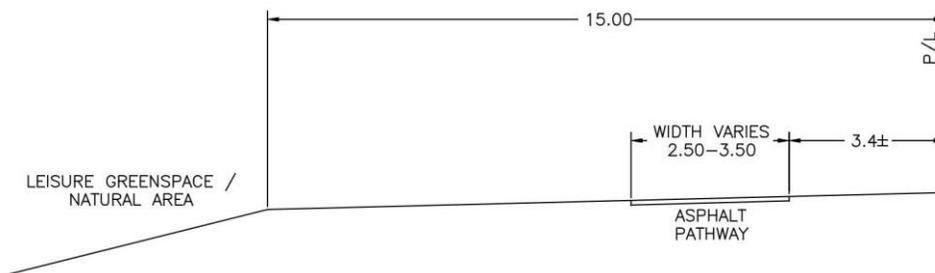


FIGURE 13: PRIMARY PATHWAY – ARTERIAL BUFFER

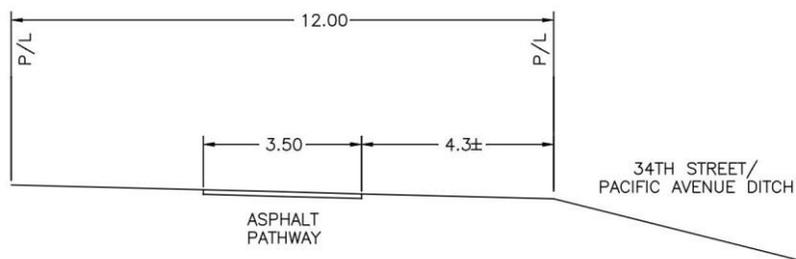


FIGURE 14: PRIMARY/SECONDARY PATHWAY – NATURALIZED AREA

The secondary pathway system is intended to connect primary off-street trails and other community features. The Secondary Plan calls for connections to the existing Brookwood (North) neighbourhood and additional access to the south part of the new neighbourhood. Secondary pathway systems are planned throughout the neighbourhood in two forms:

- Lakeview Drive and Plateau Driver are existing north-south collectors connecting from Brookwood North. These two streets accommodate pedestrians with sidewalks on both sides. To provide facility continuity, Lakeview and Plateau will continue with sidewalks on both sides to their southern terminus.

- Additional secondary trails are provided as 2.5 metre asphalt pathways around the wetland area and providing connections mid-block in several locations to provide more direct access to greenspaces.

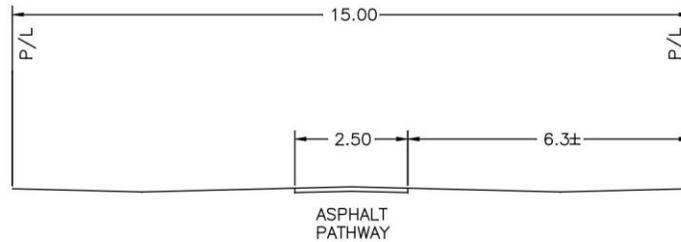


FIGURE 15: SECONDARY PATHWAY – MID-BLOCK CONNECTIONS

The pedestrian crossing of the east-west collector to the school is located at least 7.5 metres east of roundabout to ensure safe pedestrian crossing of the east-west collector to the school site.

6.3 Public Transportation

Public transit is planned to follow the Lakeview Drive Collector through the neighbourhood with a transit node along the east-west collector at the school location with an appropriate distance away from the roundabout.

6.4 Traffic Impact Study

A Traffic Impact Study (TIS) was prepared for the Neighbourhood Plan, and submitted to the City of Brandon under separate cover, with the purpose of:

1. Estimating the impacts of the proposed neighbourhood development on the adjacent roadway network, and;
2. Determining what measures may be required to in order to mitigate any adverse traffic impacts.

The Study concludes that:

- There is sufficient capacity in the existing network to accommodate traffic from the proposed development through full buildout in 2026.
- Richmond Avenue & 18th Street, and Lakeview Drive/Aberdeen Avenue & 34th Street will be nearing capacity after full buildout in 2026.

Based on the conclusions the study recommends that traffic at Richmond Avenue & 18th Street, and Lakeview Drive/Aberdeen Avenue & 34th Street be monitored and evaluated periodically to determine appropriate timing and capacity needs for intersection upgrades. No additional improvements to existing roads are required at this time due to additional traffic from the proposed development.

7. INFRASTRUCTURE & UTILITIES

7.1 Water

City of Brandon potable water will be piped throughout the development site for the purposes of providing potable water for domestic consumption and firefighting. The water will be transported through a primary loop comprised of 200mm and 250mm diameter pipe. This loop is an extension of the distribution system in the initial $\frac{1}{4}$ section of Brookwood Park. The primary loop will be extended to the east boundary of the site to allow for an additional connection to the City of Brandon water distribution system. Distribution piping systems will be extended within each residential street using 150mm piping.

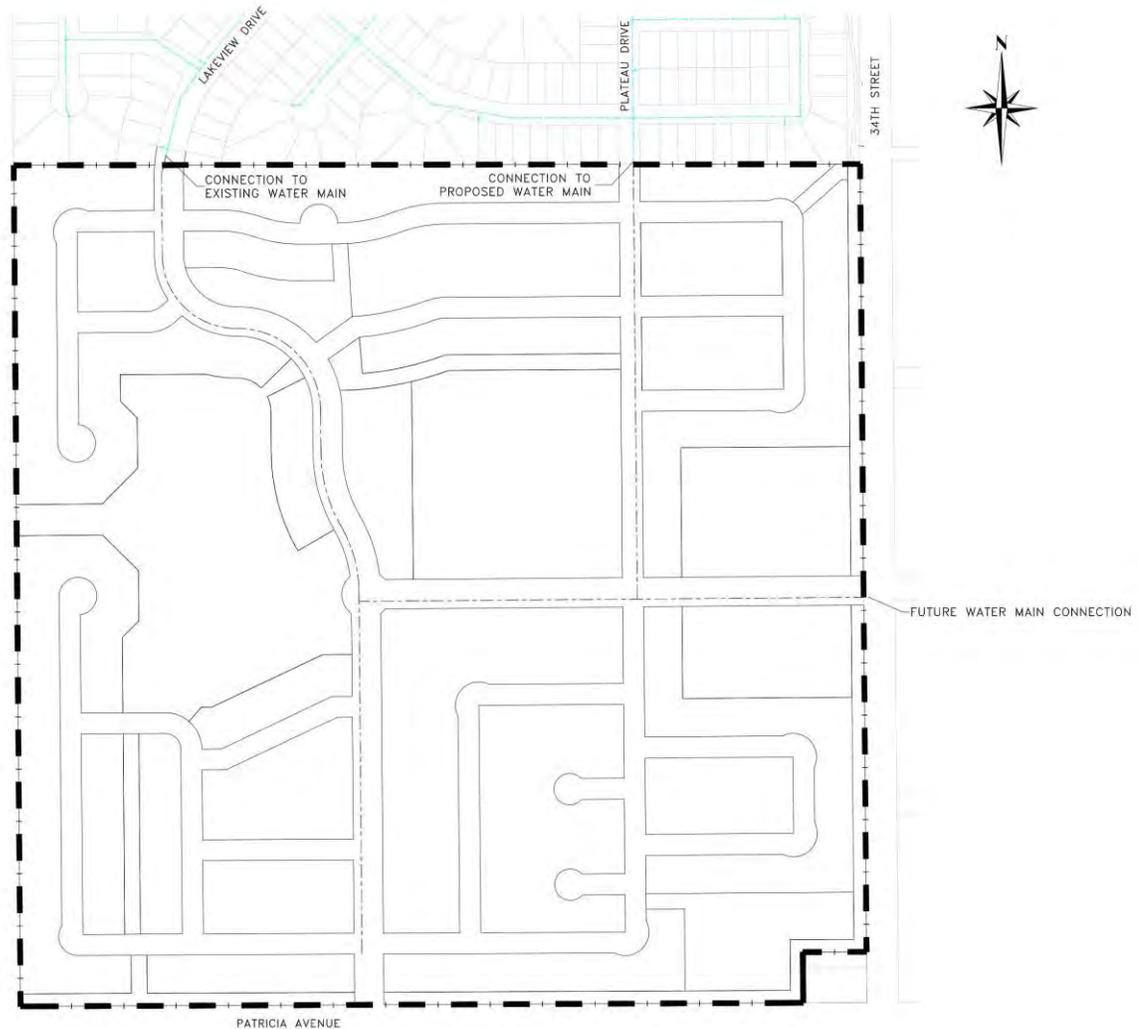


FIGURE 16: PRIMARY WATER DISTRIBUTION SYSTEM

7.2 Wastewater

Wastewater collection will be gravity flow sewer lines. Wastewater will be discharged from the site at two locations:

1. Flow from a portion of the site will be directed northward through the existing Brookwood Park.
2. The remainder of the site will be directed southward to a future lift station. It is expected that the lift station will service a portion of Brookwood Park South but will also serve a portion of the proposed future residential development to the east of Brookwood Park South.

Discharge of the proposed lift station is planned to a future forcemain that services the southern part of Brandon. The size, location and any other specification for this forcemain is being planned by the City of Brandon.

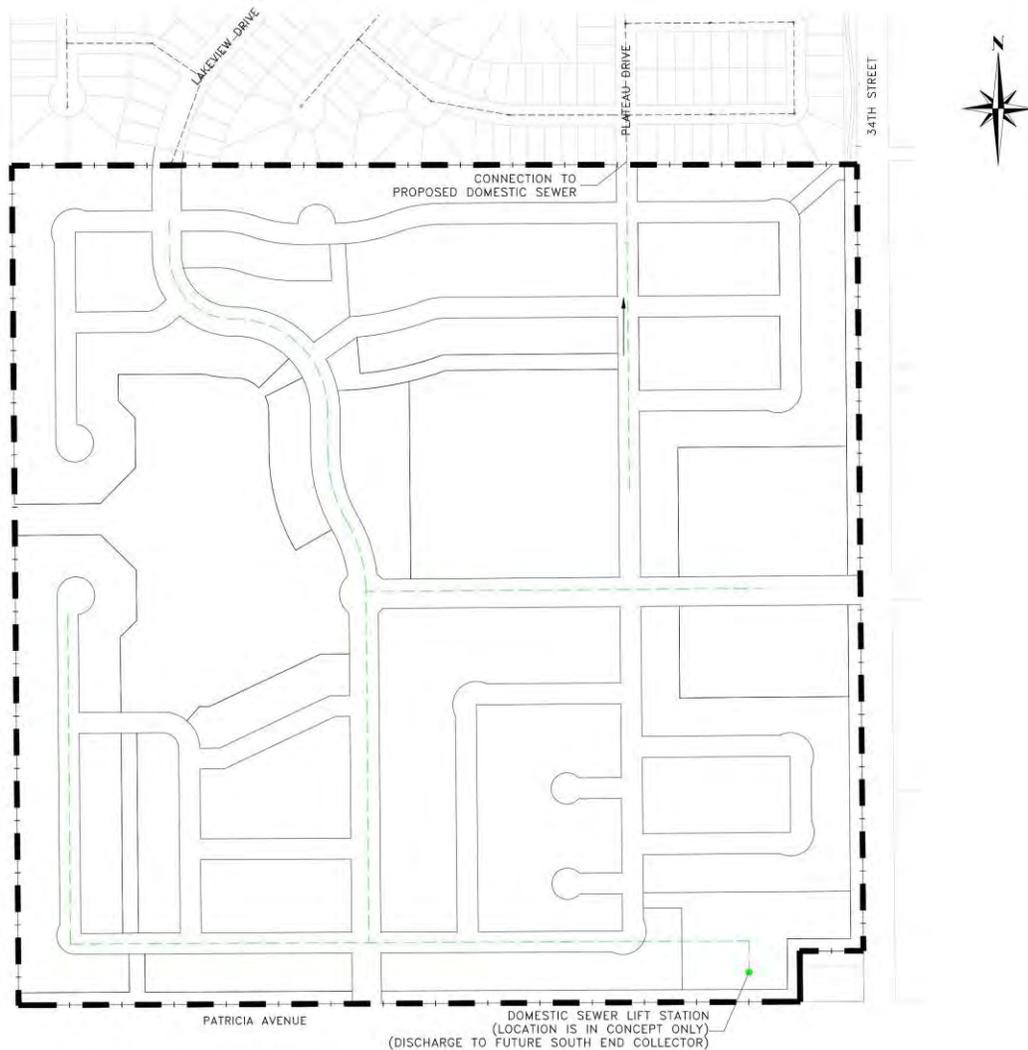


FIGURE 17: WASTEWATER COLLECTION SYSTEM LAYOUT

7.3 Land Drainage

All stormwater from the proposed development is to be directed through the naturally existing low area. A stormwater management area will be developed that will allow detention of stormwater and allow the post development discharge rates to comply with the various regulatory agencies. The discharge from the site will follow the pre-development discharge route.

In accordance with the City of Brandon discharge criteria, land drainage is planned for the neighbourhood to not exceed pre-development based on a 100 year storm.

7.4 Shallow Utilities

Service for non-municipal services will be provided to each residential site, including electrical, natural gas, telephone, and cable television. Installation of services will respond to resident demand and type of service provided by each of the above utilities. This may change in the future to address differences in the demands of the public or address changes in technology.

The infrastructure for each of the above utilities is expected to be installed within an easement area generally within the front or corner side yard of most properties. The size and location of the easement will be determined in consultation with the respective utilities.

8. DEVELOPMENT PHASING

Development will be phased in a logical and orderly manner respecting the most efficient extension of water and sewer infrastructure. The first phase begins with extending Brookwood Park into the northeast corner of Brookwood Park South, up to and including the first multi-family site. The Neighbourhood Plan intends Phase One to proceed in 2016. The following table summarizes the development phasing:

	Area		Phase					Total
	ha	%	1	2	3	4	5	
			units					
Residential (SF)	25	39%	42	93	66	84	48	333
Residential (LD)	7.6	12%	130	56	32	0	0	218
Residential (MF)	4.5	7%	175	125	0	91	0	391
			frontage (m)					
Connectors (OS)	4.6	7%	42	27	69	15	0	
Leisure (PR)	2.0	3%	0	0	0	16	153	
Environmental (OS)	3.7	6%	0	0	154	61	0	
Educational (OS)	4.0	6%					200	
			length (m)					
Local Streets	9.8	15%	1480	1489	896	736	444	5,045
Collector Streets	3.4	5%	0	230	668	216	257	1,371
Total	64.6	100%						6,416

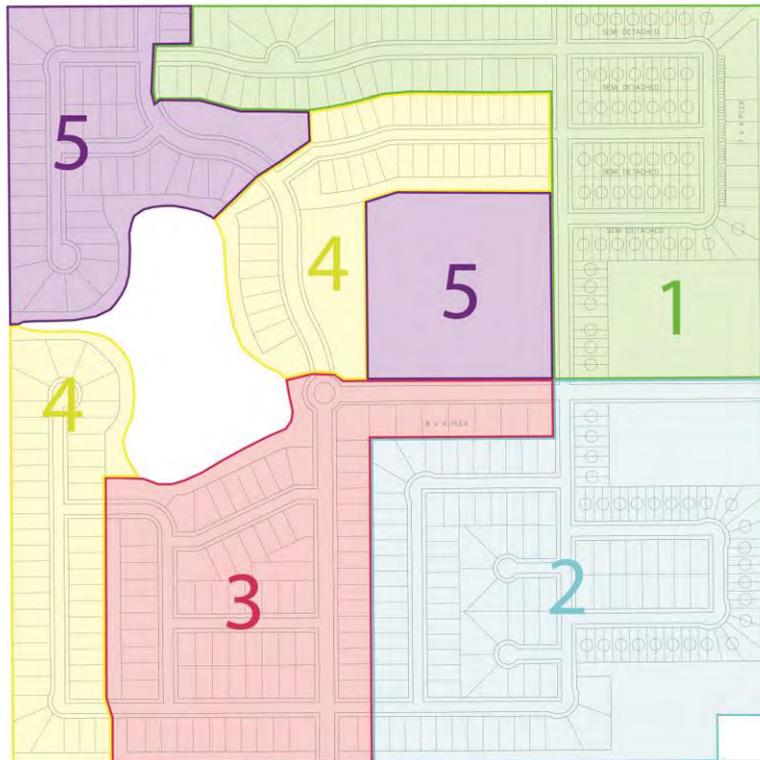


FIGURE 18: PHASING PLAN

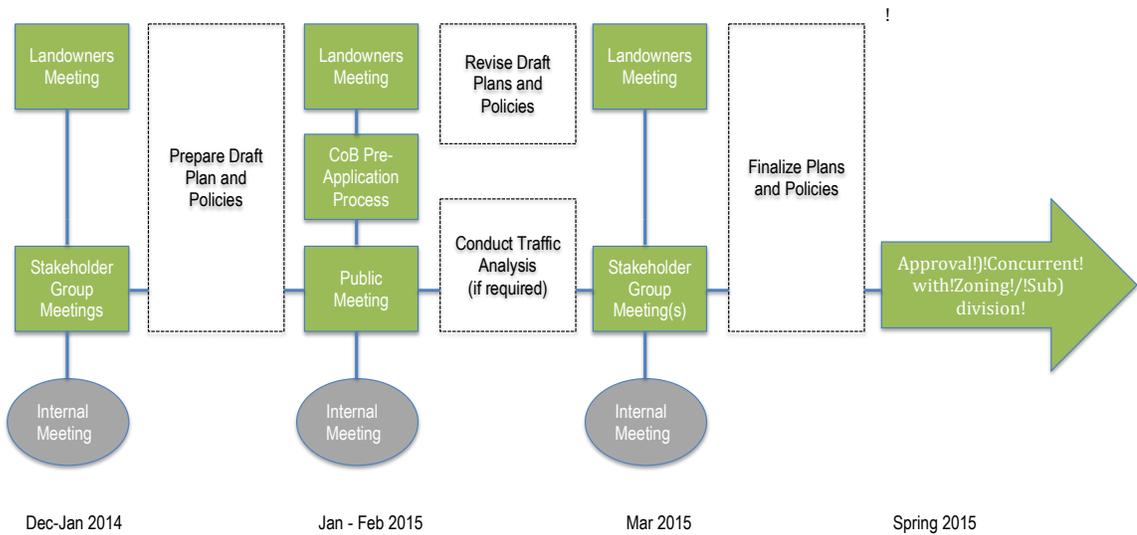
9. CONSULTATION SUMMARY

The Southwest Secondary Plan defines the overall framework for development of the Brookwood Park South neighbourhood. The public consultation component of that plan informed the nature of development proposed in Brookwood Park South and has been adopted by Council. However, the Brookwood Park South neighbourhood planning process included discussions with key stakeholders and a public meeting with adjacent property owners in order to further satisfy the intent of Brandon's Public Outreach Requirements described in Appendix D to Zoning By-law No. 6642.

A public open house was held on Wednesday April 15, 2015 at the Westridge Community Centre at 32 Willowdale Crescent. The purpose was to communicate information about the draft neighbourhood plan for Brookwood Park South and solicit feedback from neighbours prior to finalizing the plan. Boards were staged to illustrate the development concept and project staff were on hand to discuss the Plan. The following summarizes the discussions.

Comment:	Response:
Maintain the country feel of the area maintained through the greenspace plan for the neighbourhood.	<ul style="list-style-type: none"> • <i>The Neighbourhood Plan incorporates a system of pathways and open space areas.</i> • <i>The concept of naturalizing the wetland area for stormwater storage is being explored.</i>
Need for community centre in this area of Brandon.	<ul style="list-style-type: none"> • <i>Advice from the City and the Greenspace Master Plan suggests that a community centre is not feasible at this location.</i>
Community / public – oriented use of the naturalized wetland area and local parks.	<ul style="list-style-type: none"> • <i>The Neighbourhood plan envisions publicly-accessible parks and open spaces that have been located adjacent to public right-of-ways.</i>
Pathways and walkways should extend to facilitate easy movement beyond the neighbourhood and to ensure that areas are not isolated. The need for access to 34 th Street from the northeast corner of the neighbourhood was noted.	<ul style="list-style-type: none"> • <i>An additional pathway access will be explored to connect the northeast corner of the site to 34th Street and the Primary Pathway system.</i>
Site and building design of the multi-family apartments along 34 th Street should be sensitive to the impact to residents along the east side of 34 th Street.	<ul style="list-style-type: none"> • <i>The re-zoning process for the multi-family sites along 34th will incorporate design elements that create a “gateway” to the neighbourhood and consider impacts on neighbours living on the east side of 34th Street.</i>
The future of city growth west of the Brookwood Park South	<ul style="list-style-type: none"> • <i>The Brandon & Area Development does not envision urban development west of Brookwood Park South.</i> • <i>Early indications suggest that servicing will evolve from east to west.</i> • <i>The area may be best considered for large lot rural development.</i>

BROOKWOOD NEIGHBOURHOOD PLANNING PROCESS SUMMARY



Brookwood Neighbourhood Plan