

Master Plan

Intent: To provide for the development of significant sites throughout the City of Brandon that is appropriate in the context of the site and the adjacent uses.

Policy: Special Development Sites (SDS) in the City of Brandon is identified on MAP ONE. An overall concept master plan for each site should be developed prior to allowing future development to occur. This will help to ensure future development is logical and well-integrated with existing land uses on the site and in adjacent areas, proper linkages area made, traffic and access routes analyzed, and alternative modes of transportation considered prior to new development being permitted.

The following criteria should be considered in the development of the concept master plans:

- a) A public participation process should be undertaken in the planning and development of a Master Plan
- b) Shall be completed by a registered professional planner, architect, or engineer.
- d) The protection of existing natural areas should be encouraged.
 - ☒ Flood proofing measures are incorporated into the design of the building
 - ☒ Landscaping requirements for the site should preserve as many existing trees as possible
 - ☒ Land disturbance been minimized
 - ☒ Have efforts been made to avoid high infiltration and hydric soils
 - ☒ Have permanent erosion control measures been utilized
 - ☒ Establish buffers against the Assiniboine River
 - ☒ Open space retained in natural condition
- e) Traffic access, site circulation, and traffic volumes should be considered and planned to ensure efficient movement of vehicles and compatibility with pedestrian routes.
 - ☒ Landscape islands and curbed surfaces should be incorporated into the parking lot to provide pedestrians with safe direct connections to the buildings
 - ☒ Traffic calming measures such as speed tables, bumps, stop signs should be incorporated into the site
 - ☒ Traffic impact statement prepared by a qualified professional engineer
- f) Parking levels, accessibility, and location should be identified.
 - ☒ Additional parking stalls for any new use or expansion of an existing use need to be situated close to that use(s) for accessibility purposes
 - ☒ Visitor parking stalls should be adjacent to the residential units

- ☒ Driveways and parking areas designed with vegetated swales and/or sheet flow into infiltration areas

g) Pedestrian and transit accessibility should be identified.

- ☒ Identify Route 5 Assiniboine – North Hill line

h) Conceptual site landscaping will be required in accordance with the City of Brandon Landscape Design Standards.

- ☒ Refer to Part 5 of the Urban & Landscape Design Standards manual and identify general areas for landscaping.

i) Compatibility of the proposed use, design, and scale of the buildings proposed with adjacent areas.

- ☒ Identify the storey height, façade design, and shadow effects of the proposed buildings against adjacent properties
- ☒ Development designed away from water courses & steep slopes
- ☒ Include conceptual elevations of buildings

j) Environmentally sensitive development including the buildings and landscaping, and the use of innovative technologies and materials that reduce energy consumption and waste is encouraged. Incorporate low impact design (LID) elements where feasible.

- ☒ Design provide an efficient layout to reduce overall length of street and built-upon areas
- ☒ Retain or infiltrate water on site through the use of vegetated ditches, swales, runoff control structures in order to address erosion and ensure that receiving streams are protected (i.e. Assiniboine River).
- ☒ Grass swales used instead of curb and gutter
- ☒ Parking medians have bio-retention or allow infiltration
- ☒ Drainage ways are required to be naturalized
- ☒ LID practices such as collecting and reusing rainwater, green roofs, rain gardens

K) Land Use Analysis.

- ☒ Describe the physical condition of the site (high water, steep grade, soil condition)
- ☒ Existing land use
- ☒ Proposed land uses (types of residential or non-residential units, design themes, any related development applications, how the proposal fits with the surrounding area?)
- ☒ Consistency with the Development Plan (reference the SDS criteria and how it supersedes the PR designation, the Master Plan addresses all DP policies)
- ☒ Consistency with the Greenspace and Assiniboine River Corridor Master Plans (references the relevant policies that apply to the proposal)
- ☒ Consistency with the Zoning By-law 7124 (reference the zoning amendment application)

L) The various phases of development shall be identified and an estimated time for absorption for each phase determined.

- ☒ Identify the phases of construction for the proposed buildings and uses.