



NORTHRIDGE NEIGHBOURHOOD PLAN



DECEMBER 2019

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1.0 Plan Overview

1.1 Plan Purpose: This document presents a land use plan for the Northridge Neighbourhood on Brandon's North Hill. The Northridge Neighbourhood Plan (NP) was prepared in compliance with the North Brandon Gateway Secondary Plan (SP), as revised, the boundaries for which are illustrated in Figure 1. The Northridge NP covers approximately 26.85 hectares (66.34 acres), which amounts to 11.9% of the gross SP area of 225.47 hectares (557.3 acres) including road rights-of-way. The purpose of the plan is to provide for the orderly development of the first residential development within the SP area, and to ensure that the NP is integrated into and supports, from the standpoints of land use, urban design, and municipal servicing, the overall planning and development vision, goals and objectives for the North Hill as set out in the North Brandon Gateway Secondary Plan.

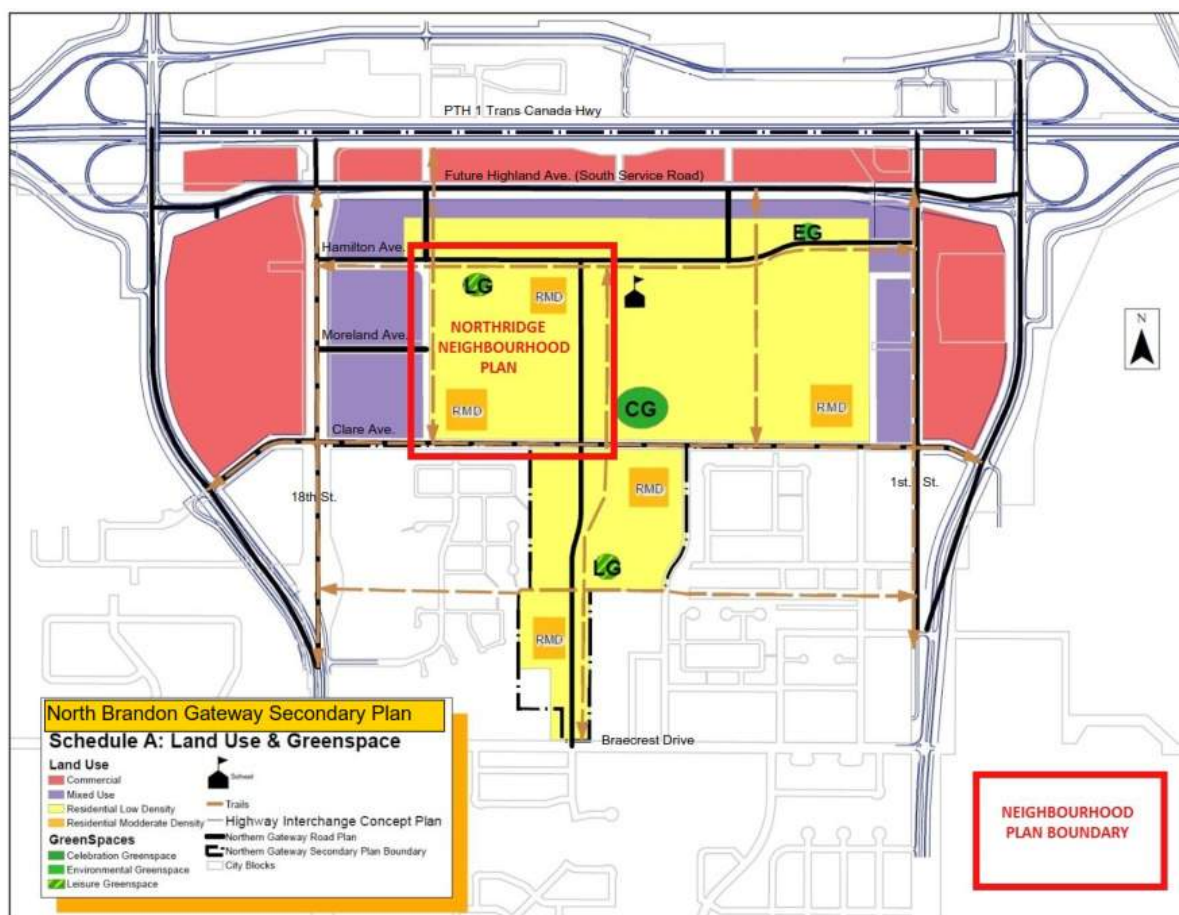
Roughly 80% of the gross NP area is private ownership under two titles, while the remaining 20% is owned by the City as a portion of a larger holding. Development of the privately owned lands will be advanced as a joint venture by Sunridge Homes Ltd. and VBJ Developments Ltd. Sunridge owns the Monterey Estates modular home park south of Clare Avenue bordering the west side of Northern Pines Golf Course, and the joint venture partnership intends to develop a similar modular home park as the predominant residential format within the Northridge NP area. While the nature and timing of development of the City-owned lands within the NP area is uncertain at this time, the proposed land use policy area designation allows for the development of a range of housing formats including single-family, semi-detached and row housing.

1.2 Brandon & Area Planning District Development Plan (2013): The Brandon & Area Planning District Development Plan designates the North Brandon Gateway Secondary Plan area, including the current Northridge Neighbourhood Plan (NP) area, as Residential and Parks/Opens Space policy areas. The Neighbourhood Plan therefore complies with the Development Plan.

1.3 North Brandon Gateway Secondary Plan (2019 Update): The North Brandon Gateway Secondary Plan was first implemented in 2014 and is being updated in tandem with the preparation of the Northridge Neighbourhood Plan. Figure 1 shows the revised, Secondary Plan Land Use and Greenspace map with the NP area outlined in Red. The Secondary Plan designates the NP area as Residential Low Density, Residential Medium Density, and Greenspace policy area. In addition to showing the major land use policy areas, the Secondary Plan map identifies major street and trail networks and shows the functional design for future upgrades to the Trans-Canada Highway (PTH 1) including the realignment and grade separation of PTH 10 (18th Street N) and PTH 1A (1st Street N). Figure 1 also shows conceptual alignments for future east-west streets between 18th and 1st including, from south to north, Clare Avenue, Hamilton Avenue, and proposed Highland Avenue (South Service Road replacement). Figure 1 also shows a new street connecting Hamilton Avenue on the north with Braecrest Drive on the south, the alignment for which will require the closure and redevelopment of the privately owned Northern Pines Golf Course.

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Figure 1: North Brandon Gateway Secondary Plan Schedule “A” Land Use & Greenspace (2019)



1.4 Secondary Plan Compliance: The Northridge Neighbourhood Plan was prepared in general accordance with the policies contained in Section 12.3 of the original 2014 North Brandon Gateway Secondary Plan. In summary, the policies call for:

- The preparation of neighbourhood plans that may encompass several ownership parcels in order to achieve “integrated and coordinated development”;
- The subdivision and rezoning of land only in accordance with an approved Neighbourhood Plan;
- The phased development of individual neighbourhood plan areas culminating in compliance with the North Brandon Gateway Secondary Plan under conditions of full development;
- The inclusion of information in the Neighbourhood Plan on major planning and development elements/components, including the following:
 - Site assessment/overview;
 - Public consultation process;
 - Policy support/implementation;
 - Population, employment and housing mix;
 - Mobility and connectivity (vehicles, pedestrians, cyclists);
 - Land use and road plan including development phasing;

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- Public Reserve (PR) and school reserve lands including conceptual design of PR lands;
 - Consideration at a conceptual level of detail of sewer, water and land drainage services;
 - Traffic Impact Study (if deemed necessary);
 - Building design and urban design considerations; and,
 - Cost-benefit analysis (if deemed necessary) of the financial impact on City services and off-site infrastructure.
- The capital cost-sharing of Greenway Network improvements benefiting the Secondary Plan Area.

The Secondary Plan update triggered a concurrent review of background studies and analysis initially prepared in support of the 2014 Secondary Plan, including a Traffic Impact Study (TIS) and conceptual engineering studies into water supply, wastewater collection and land drainage management across the entire SP area, including the Northridge NP area. Information obtained over the course of updating the Secondary Plan and preparing the initial Neighbourhood Plan will inform future decisions regarding such matters as the staging, costing and cost-sharing of roads and municipal services necessary for advancing residential, commercial and other types of development on the North Hill. The bulk of these decisions will occur over the course of subsequent land rezoning and subdivision applications, as guided by the City of Brandon Development Cost Charges By-Law and the City's capital budget programming as well as determinations regarding the fair and equitable allocation of costs associated with the site-specific access and servicing requirements deemed necessary for the cost-efficient phasing of development across the North Hill. Accordingly, the present Northridge Neighbourhood Plan is primarily a planning document that provides the land use and development framework for the first residential neighbourhood within the SP area north of Clare Avenue.



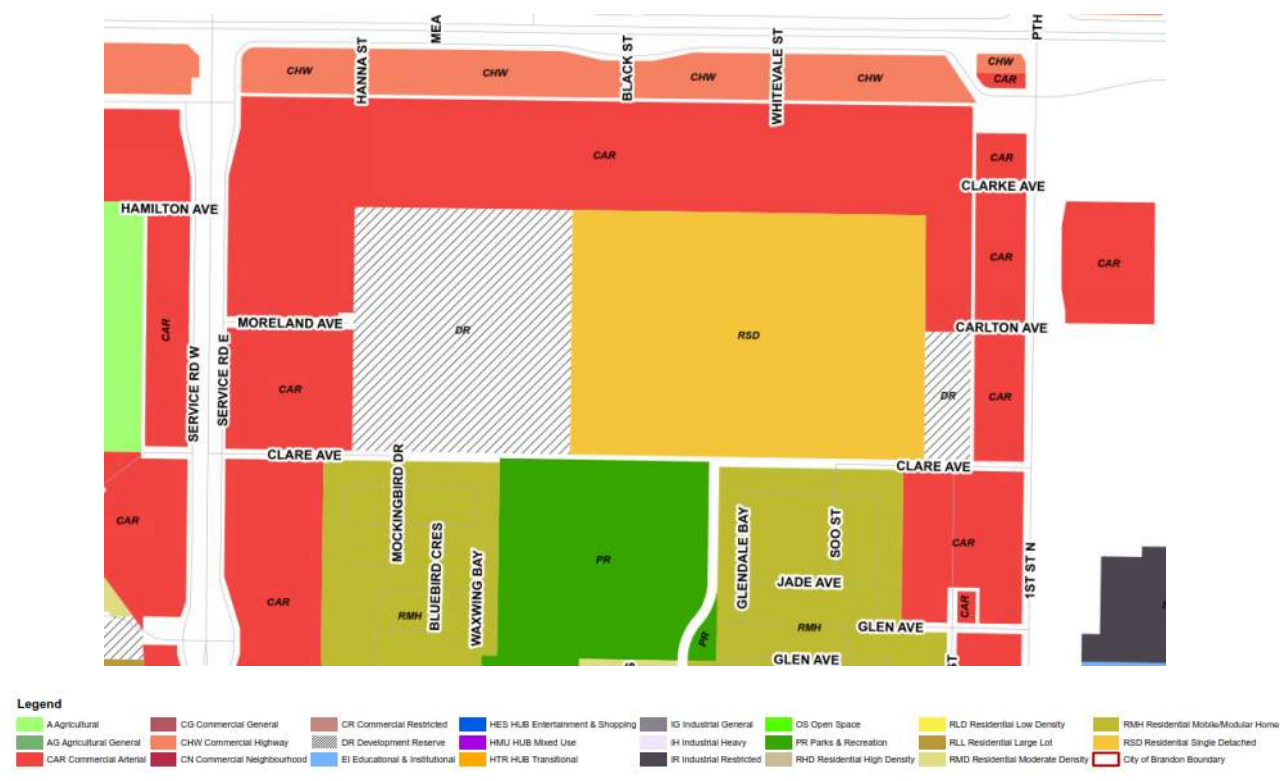
Clare Avenue at Mockingbird Drive, looking west.

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1.5 City of Brandon Zoning By-Law 7124: Figure 2 shows the current zoning within the Secondary Plan area. The Northridge Neighbourhood Plan area is currently zoned part DR Development Reserve and part RSD Residential Single Detached. Upon approval of the Secondary Plan and Neighbourhood Plan, a rezoning of the NP area is required in order to accommodate the proposed land uses and will include the following zones: RMH Residential Mobile/Modular Home, RLD Residential Low Density, RMD Residential Moderate Density, and PR Parks and Recreation.

Figure 2: Zoning Map



Clare Avenue looking east, Monterey Estates MHP to the right.

2.0 Planning Area Overview

2.1 Plan Area: Figure 3 is an air photo with parcel boundaries showing the Neighbourhood Plan in relation to the surrounding area. The plan area spans approximately 26.85 hectares (66.34 acres), of which about 21.24 hectares (52.50 acres) is in private ownership and 5.60 hectares (13.85 acres) is owned by the City of Brandon.

Figure 3: Area Context



2.2 Area Context: Land use and development adjacent to the NP area includes highway-oriented commercial development along PTH 1 to the north, agricultural land to the east, Monterey Estates Modular Home Park and The Pines Golf Course to the south, and a mix of commercial and industrial-type uses along 18th Avenue (PTH 18) to the west.

2.3 Traffic Access: Vehicular access to the NP area will evolve over time as the North Hill develops. The air photo in Figure 3 shows the improved portions of existing streets that will form part of the overall street network. Initially, the NP area will be accessed via Clare Avenue, which will be upgraded from 18th Street N to Mockingbird Drive. In addition, it is proposed to extend Moreland Avenue to the east and then south to Clare Avenue to align with Mockingbird Drive. Figure 1 shows how the NP area fits into the long range road plan for the North Brandon Gateway Secondary Plan Area. Within the NP area, Moreland Avenue will serve as the public street while private streets will be constructed to service the Modular Home Park.

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2.4 Geography: The planning area falls within the Brandon Lakes Plain subsection of the Assiniboine River Plain physiographic region. The associated ecological region is Mid-Boreal Temperate with a cool temperature class and a sub-humid (drier) moisture sub-class. The natural vegetation zone is Grassland and Aspen Parkland, although the land within the planning area is devoid of treed vegetation and is currently being cropped. The generalized soil complex is associated with Glacial Lake Agassiz formation and lacustrine soil deposition and underlying limestone shale bedrock. The dominant soil is the black Chernozemic which are characteristic of grassland regions. Top soil is medium course ranging from fine sandy loam, to loam, to silty loam, with variable depth to till overtop bedrock. The soil classification for agriculture is Class 3m with a moderately severe limitation due to moisture deficiency. The land presents a slope of about 1.5% from north to south, falling roughly 2 metres (6 feet) from Hamilton Avenue on the north to Clare Avenue on the south, a distance of approximately 400 metres (1,312 feet). From west to east, there is a lesser slope of about .75%, falling about 1 metre (3 feet).

2.5 Land Drainage: Land drainage is informal, overland runoff that follows the natural topography in a south or southeasterly direction where it is intercepted by tree lines and shallow berms, ditches and swales constructed along the improved and unimproved portions of Clare Avenue. While most of the flow is directed eastward along the Clare Avenue ROW, high rates of infiltration reduces the amount of runoff that actually reaches 1st Street North. Seasonal or intermittent ponding is evident from aerial photography in the northwest portion of the plan area, generated by overflow from a wetland area at the rear of the Dufresne furniture store.



Clare Avenue looking north.

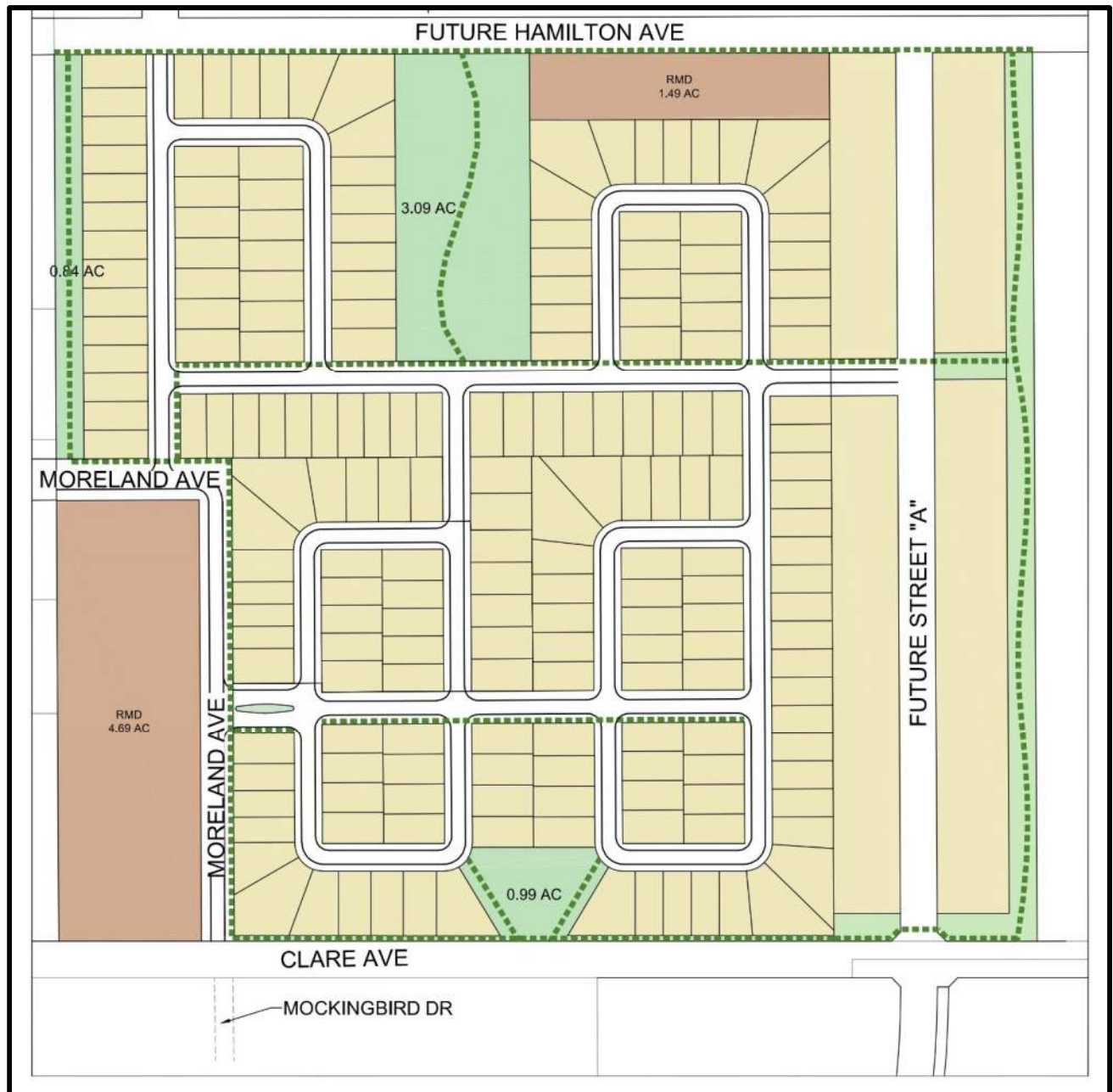


Clare Avenue looking east.

3.0 Neighbourhood Plan

3.1 Land Use Plan: Figure 4 shows the Northridge Neighbourhood Land Use Plan. The proposed NP land uses conform to the SP policy areas and will require the following zoning categories: RMH (Developer lands) RLD Residential Low Density (City lands), RMD Residential Moderate Density, and PR Parks and Recreation.

Figure 4: Northridge Neighbourhood Land Use Plan



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Table 1, below, provides a breakdown of the NP area by land use category and proposed zoning.

Table 1: Land Use Breakdown

Table 1: Neighbourhood Plan Land Use Breakdown				
Land Use Policy Designation	Zoning	Block Area		
		ha.	ac.	% NP Area
Residential Low Density	RMH/RLD	15.87	39.22	59%
Residential Moderate Density	RMD	2.54	6.28	9%
Green Space	PR	2.80	6.92	10%
Street Rights of Way (Public & Private)		5.64	13.93	21%
Total Neighbourhood Plan Area		26.85	66.34	100%

The land use policy areas are described in the following paragraphs.

- a. RLD Residential Low Density Policy Area: RLD lands predominate within the NP area. At approximately 15.87 net ha. (39.22 ac.), the RLD lands account for 59% of the gross NP area. The RLD lands include a private, modular home park as well as City-owned lands fronting both sides of Future Street "A". The RLD policy area permits both stick-built housing as well as manufactured homes under the RMH Residential Mobile/Modular Home zoning category.
- b. RMD Residential Medium Density Policy Area: There are 2 sites proposed for RMD housing. The larger of the sites at 1.90 ha. (4.69 ac.) is located north of Clare Avenue and west of the proposed N/S segment of the Moreland Avenue extension. In this location, the RMD lands will serve as a sight and sound buffer between the commercial and industrial uses along 18th Avenue and the RLD Residential Low Density lands on the east side of the Moreland Avenue extension. The second RMD parcel is about 0.64 ha. In area (1.58 ac.) and is located at the SW corner of the intersection of the easterly extension of Hamilton Avenue and Future Street "A".
- c. Greenspace Policy Area: Lands designated Greenspace within the NP area span approximately 2.80 ha. (6.92 acres), or 10.0% of the gross area. Under future PR Public Reserve zoning, the lands will accommodate passive parkland, pedestrian walkways, and on- and off-street trails. There are no major, public indoor or outdoor recreational facilities planned for the NP area. Rather, with reference to the 2015 City of Brandon Greenspace Master Plan, the NP greenspace will consist of Leisure Greenspace, intended primarily for local use, and Connector Greenspace running along the east limit of the NP area, a component of the city-wide trail system.

Figure 4 shows a proposed trail network within the NP area, demarcated by a green dashed line. The network consists of inter-connecting on-street and off-street trails. The off-street trail along the east limit of the NP area is shown located within a 15m wide (50 foot) greenway that borders the future community park and stormwater impoundment area, the location of which is shown on the North Gateway Secondary Plan in Figure 1.

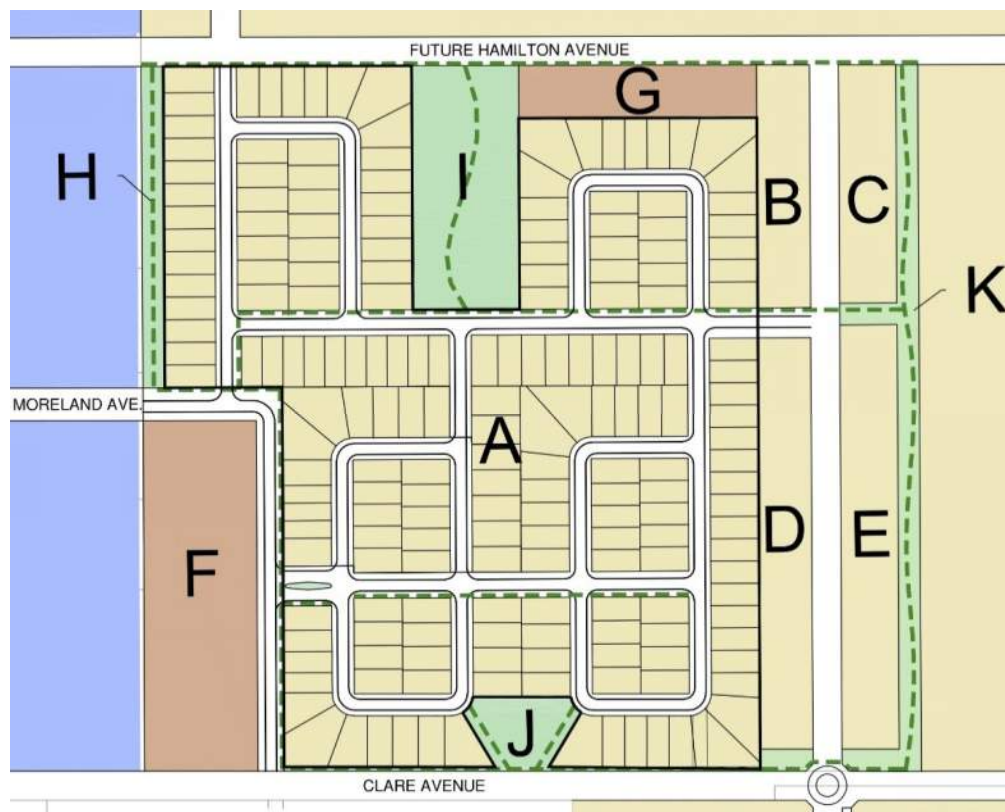
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Table 2 shows the land use breakdown by development block and current land ownership, Private and City. The table is to be read in conjunction with Figure 5: Neighbourhood Area Block Plan.

Table 2: Neighbourhood Area Block Plan

Table 2: Neighbourhood Plan Land Use Breakdown - By Land Ownership					
Block ID	Land Use Policy Designation	Zoning	Block Area		
Developer Lands			ha.	ac.	% NP Area
A	Residential Low Density	RMH	12.14	29.99	45%
F	Residential Moderate Density	RMD	1.90	4.69	7%
G	Residential Moderate Density	RMD	0.64	1.58	2%
H	Green Space	PR	0.34	0.84	1%
I	Green Space	PR	1.25	3.09	5%
J	Green Space	PR	0.41	1.00	2%
Public & Private ROW			4.57	11.30	17%
Total - Private Lands			21.24	52.50	79%
City Lands					
B	Residential Low Density	RLD	0.67	1.65	2%
C	Residential Low Density	RLD	0.67	1.65	2%
D	Residential Low Density	RLD	1.19	2.94	4%
E	Residential Low Density	RLD	1.21	3.00	5%
K	Green Space	PR	0.80	1.99	3%
Public ROW			1.07	2.63	4%
Total - City Lands			5.60	13.85	21%
TOTAL			26.85	66.34	100%

Figure 5: Neighbourhood Area Block Plan

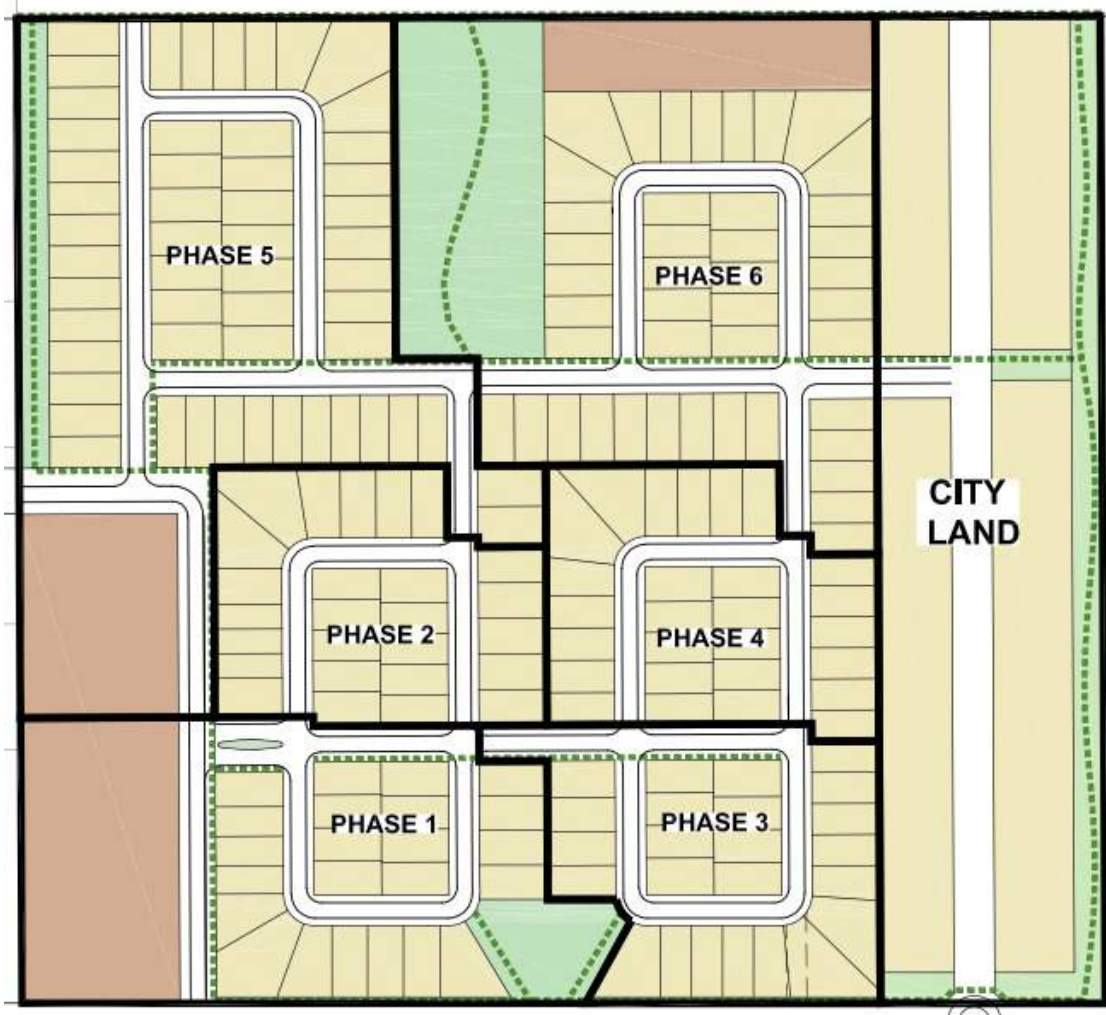


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3.2 Residential Zoning and Associated Housing Types: The RLD lands will allow for RSD Single Family Detached and RLD Residential Low Density zoning. Corresponding housing formats include single-family detached, semi-detached or duplex dwellings and four-plex dwellings. The RLD lands will also allow for RMH Residential Mobile/Modular Home zoning. The RMD lands will allow for the above housing formats plus buildings containing 5 or more dwelling units.

3.3 Development Phasing Plan: Figure 6 shows the proposed NP area phasing plan. Commencing at the intersection of Clare Avenue and the Moreland Avenue extension, development of the privately owned modular home park will generally progress from south to north. Depending upon market conditions, development build-out is anticipated to take at least 10 years from the start of construction, which may commence in 2020. The timing of the development of the adjacent City-owned land to the east is uncertain at the time of writing, and will require the construction of about 390 meters of Clare Avenue and 490 meters of Future Street "A". As such, it is assumed that the City-owned land will be the last phase of the NP area to develop. This information presented is for discussion purposes only as the phasing plan may change based on marketing conditions and servicing strategy and timing.

Figure 6: Development Phasing Plan



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3.4 Neighbourhood Plan Housing and Population Estimates: Table 2 shows the housing unit and population estimates for both private and City-owned lands by development phase.

Table 3: Population and Housing Estimates

Table 3: Neighbourhood Plan Housing & Population Estimates						
Phase	Low-Mid Density		High Density		Total	Total
	Units	Pop.	Units	Pop.	Units	Pop.
1	23	53	96	220	119	273
2	26	60			26	60
3	24	55			24	55
4	27	62			27	62
5	54	124	69	158	123	282
6	43	99	55	127	98	226
Sub-total Private Lands	197	453	219	505	416	958
City Lands	121	279			121	279
Totals	318	732	219	505	537	1237
Table Notes:						
1. Average persons-per-unit of 2.3 based on 2016 census.						
2. Multi-family density of 35 units per gross acre.						
3. SFDs on City lands based on 30' (9.1m) average lot width.						
4. Phasing of City-owned lands TBD.						

Under full development, the Neighbourhood Plan is estimated to provide for a total housing count of 537 units with a total population estimated at 1,237. Depending upon the sizing of the modular home sites and the multi-family housing format, the privately owned lands will yield in the order of 197 single-family dwellings and 219 multiple-family dwellings, generating resident populations of 453 and 505 respectively. The City-owned lands could account for an additional 121 dwelling units assuming single-family detached housing on 9.14 metre-wide lots (30 feet), generating a population of 279.

3.5 Road Plan: Figure 4 locates the public and private streets servicing the NP area. Public streets include Clare Avenue on the south, Future Street "A" on the east, future Hamilton Avenue East on the north and, on the west, the extension of Moreland Avenue extension eastward and southward to connect with Mockingbird Drive. Completion of the upgrading of Clare Avenue to a full urban standard shall be completed prior to the full buildout of the Northridge Neighbourhood Plan Area. Future Street "A" is proposed to connect south from Clare to Braecrest Drive should redevelopment of the Northern Pines golf course ever occur. Hamilton Avenue currently exists as unimproved ROWs both east and west of 18th Street. In addition to the public streets, Figure 4 shows a network of private streets servicing sites within the modular home park. The street network for private roadways shall conform to the City of Brandon Fire Prevention By-law, including provisions for secondary access and road widths sufficient for access by fire and emergency services. While the use of streets within the modular home park is not restricted to residents, the park is privately managed and the use of the streets as public thoroughfares is not encouraged.

3.6 Transit Service: North Brandon is served by the City of Brandon Transit Route 4, a 12 kilometer loop utilizing 18th Street, Princess Avenue, 1st Street and Middleton Avenue (PTH 1 North Service Road.) The closest transit stop to the NP area is located on northbound 18th Street, north of Clare Avenue. It is anticipated that transit service to the NP area will be instituted when warranted.

4.0 Municipal Servicing Overview

The municipal servicing components of the Northridge Neighbourhood Plan include water supply, wastewater collection and land drainage. Design briefs for these major service areas were being prepared at the time of writing as supporting documentation for the revised North Brandon Gateway Secondary Plan. The following paragraphs provide an overview of the NP area servicing strategy.

4.1 Land Drainage: The following overview of the NP land drainage system is adapted from a Technical Memorandum prepared and sealed by a Professional Engineer and submitted as a background document to the North Brandon Gateway Secondary Plan.

Previous Land Drainage Plans prepared for the City of Brandon recommend the construction of stormwater retention basins (SRBs) within the SP area for the temporary storage of water prior to controlled release to drains and ditches that will convey the water down the escarpment slope to the Assiniboine River. The North Brandon Gateway Secondary Plan includes a Land Drainage Background Study and accompanying map showing a single SRB sized to service a catchment area bounded by PTH 1, 1st Street, Clare Avenue and 18th Street; the greater portion of the SP area. It is proposed to locate the basin on the north side of future Clare Avenue just east of the NP area in the general vicinity of the GC (Community Greenspace) label on Figure 1. It is planned to incorporate the SRB into the future community park which will be ultimately be developed with active and passive recreational facilities for the entire SP area.

Land drainage facilities within the NP area will utilize a piped collection network. Initially, runoff from the NP area will be directed to a temporary ditch within the Clare Avenue ROW and conveyed eastward to discharge into the SRB. At such time as Clare is constructed east of the Mockingbird/Moreland intersection, the ditch will be replaced by a land drainage sewer.

The Land Drainage Plan for the larger SP sub-catchment area calls for the staged construction of the SRB, with the initial pond sized to accommodate runoff from the NP area, and subsequent enlargements tied to future development within the larger drainage catchment area. At each stage of construction, the SRB will be designed to accommodate a 100-year design storm from the developed area. The overall land drainage plan for the North Hill between 18th and 1st streets calls for the SRB to outfall to the Assiniboine River via a land drainage trunk sewer installed within the Northern Pines golf course property at such time as the course is redeveloped for residential use. Should the land drainage trunk be required prior to redevelopment of the golf course, an alternate plan would see the sewer installed on the Lark Street ROW alignment. Prior to construction of the trunk land drainage sewer, the pervious soil will regulate water levels within the SRB under normal rainfall and spring freshet conditions while a ditch connecting the SRB to the 1st Street North ditch will be constructed to handle any emergency overflow.

4.2 Water Service: Water supply to the NP area will require the northerly extension of the 200mm watermain in Mockingbird Drive across Clare Avenue within the Moreland Avenue ROW. This main will interconnect with a new 250 mm main that will constructed in Clare Avenue, which connects back to the 250mm watermain in 18th Street North, thereby creating a looped system. The northerly extension of the Mockingbird watermain will also connect to a 150mm main in the existing east-west portion of Moreland Avenue, which will provide for a second loop off the 18th Street 250mm feedermain. This

watermain network will ensure that the NP area will have adequate water supply for domestic demand and hydrant pressures for fire suppression.

4.3 Wastewater Service: Wastewater collection from the NP area will involve extending the 200mm in Mockingbird Drive north across Clare Avenue within the Moreland Avenue Row. At its downstream end, this sewer connects at Braecrest Drive to a 250mm sewer in 18th Street. Previous analysis has determined that, given the sewer size, slope and calculation of existing flows, this sewer has the capacity to accept wastewater from the NP area from 300+ housing units and 740 people based on an average household size of 2.5 persons per unit. At such time as a wastewater trunk sewer is installed to service the North Brandon Gateway Secondary Plan area, the wastewater sewer servicing the Neighbourhood Plan area will be disconnected from the Monterey Estates sewer and connected into the new trunk sewer. As with the future land drainage trunk sewer, the future wastewater trunk sewer designed to service the entire Secondary Plan area is proposed to go through the Northern Pines golf course, with the Lark Street ROW serving as an alternate alignment.

5.0 Urban Design Considerations

Development within the Neighbourhood Plan area will comply with the spirit and intent of the North Brandon Gateway Secondary Plan which contains policies for encouraging community connectivity, inviting public spaces, and due consideration to building appearance, site planning and landscaping, as outlined in the following paragraphs.

5.1 Neighbourhood Character and Appearance: The predominant development form within the Neighbourhood Plan area is a manufactured/modular home park. The park provides lease-hold lots to residents, 50+ in age, desiring a lifestyle featuring smaller homes and minimal property maintenance in a single-family environment at a comparatively affordable price-point. The lots are shown conceptually on Figure 4 and will range between 40 and 50 feet in width, with a minimum depth of 110 feet. As a private enterprise, the park is managed by the owners who maintain standards and guidelines regarding such matters as the house design and exterior finishes, the placement of the home and any garage or secondary structures on the lot, fencing and landscaping, and the size and location of parking pads and garage approaches. Park management extends to the maintenance and repair of roads and pedestrian facilities, as well as the design and maintenance of perimeter fencing, boulevard landscaping, and park greenspace. Figure 7 shows typical manufactured home designs. Variety in the design and detailing of the modular homes, combined with different façade materials and colours, gives the park an attractive and coordinated appearance.

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Figure 7: Representative Manufactured Home Renderings

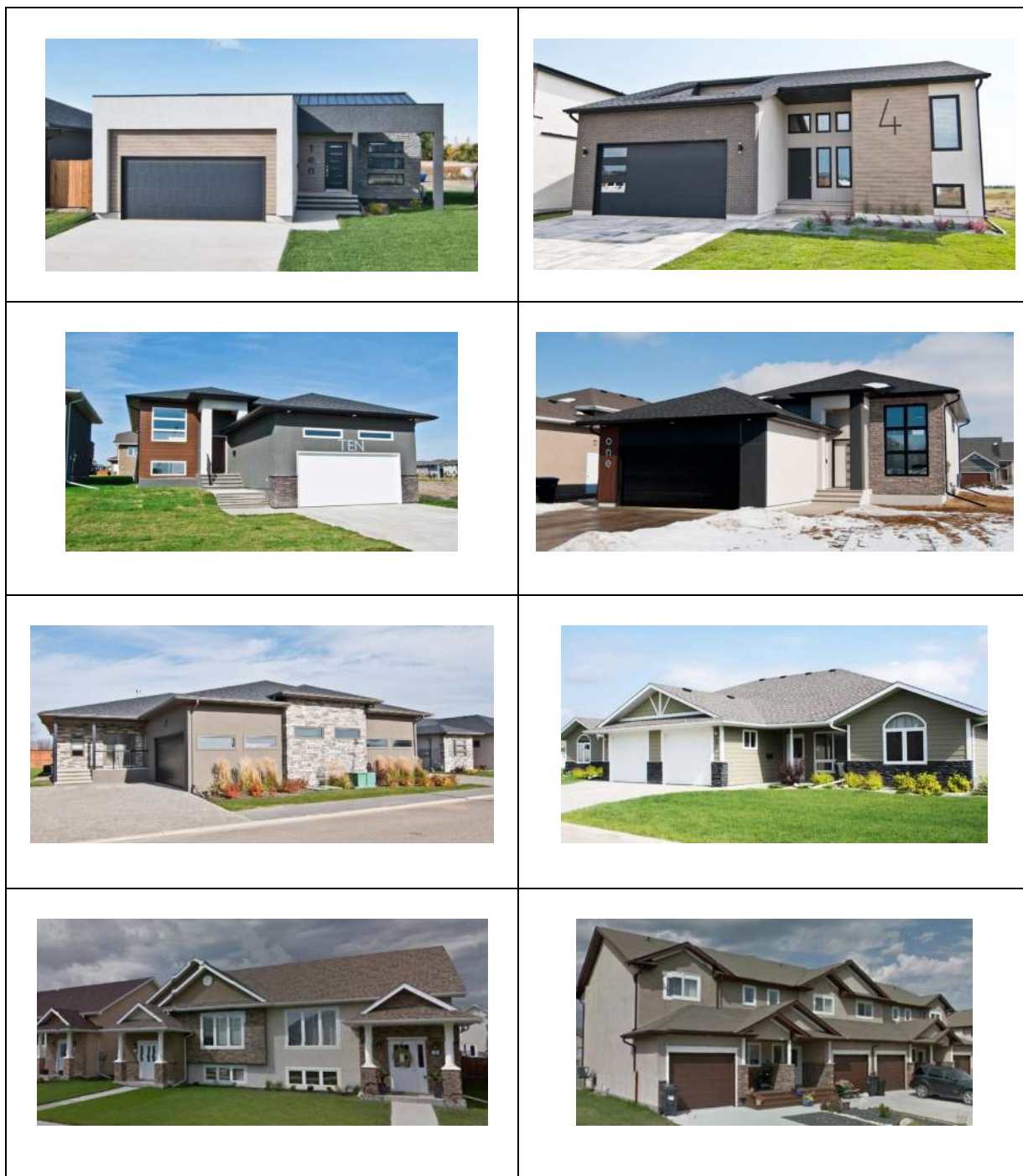


The multiple-family sites within the Neighbourhood Plan area will be developed with different housing formats depending upon market demand. Housing densities will range from about 15 units per acre for row housing, to 30-35 units per acre for 3 or 4 storey walk-up apartment buildings. Table 3 assumes a higher density for purposes of estimating housing yields and population generation.

The type of housing provided on the City-owned land fronting the North-South collector is largely pre-determined by the block configuration in Figure 4. The block depths are 130 feet which would provide for low- to moderate-density housing including single-family homes, semi-detached dwellings, row housing and four-plexes. The housing could be provided with front approaches leading to attached garages, or laneway access to garages or parking pads located in the rear yards. Figure 8 shows renderings of typical housing formats including single-family, semi-detached, plexes, and apartment buildings.

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Figure 8: Representative Housing Formats



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Figure 8: continued

5.2 Neighbourhood Green Space and Connectivity

Figure 4 shows neighbourhood greenspace in the form of park space and greenways. The park space is located within the private portion of the Neighbourhood Plan area including a 0.41 ha. (1.00 ac.) pocket park on Clare Avenue and a larger, 1.25 ha. (3.09 ac.) park with frontage on future Hamilton Avenue. The parks located within the modular home park and will be landscaped and maintained by the park owners for the use of their residents and guests. The public greenways measure 15m (50 feet) in width and will contain Active Transportation (AT) trails for pedestrians and cyclists and will be owned and maintained by the City.

Figure 4 shows the proposed AT linkages through the NP area including on-street sidewalks and trails along roadways and off-street trails located within the greenways. The AT linkages within the NP area will form part of the larger North Hill AT network that will connect the individual neighbourhoods to each other and to the larger City via off-street trails on 18th Street North and 1st Street North, as well as a new north-south trail connection midway between 18th and 1st connecting future Hamilton Avenue to Braecrest Drive. A portion of this middle, N/S leg of the regional trail network falls within the greenway demarcating the east limit of the NP area. This is an important trail linkage as it will provide an AT connection between the future North Hill community park, shown in Figure 1, and the Brandon Sportsplex south of Braecrest Drive. The sidewalks within the modular home park will connect to the community-wide AT network and will consist of 2.5m sidewalks along select roadways as well as trails through the two, designated park spaces on Clare and future Hamilton avenues. The on-street trail along the north side of Clare Avenue will be accommodated within a 3m (9.8 ft.) ROW widening.

6.0 Public Consultation

Draft versions of both the North Brandon Gateway Secondary Plan and the Northridge Neighbourhood Plan were presented to the public at an Open House held from 5:00 to 7:00PM on February 6, 2019, at the Brandon Riverbank Discovery Centre. The drop-in event featured story boards with text and maps highlighting the principal land use planning and municipal servicing components of the secondary and neighbourhood plans. The event was attended by approximately 75 residents and City planning staff were on hand to respond to questions and provide additional information. A survey was distributed at the Open House to solicit additional input and feedback on both plans. Overall, the plans were well received by those in attendance.

In addition to the Open House, the City maintained a North Brandon Gateway Secondary Plan project webpage on the Planning, Property and Buildings website containing project information, OH story boards, maps and schedule. The webpage provided contact information for the City Project Manager and invited visitors to provide input and feedback on the project. The project webpage also provided a link to the electronic, fillable questionnaire that was distributed at the Open House.

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Public Open House.

Most of the inquiries and interest expressed at the Open House and through the paper and electronic surveys involved the nature and timing of development and traffic access to the North Brandon Gateway SP planning area including vehicular and AT connectivity to the existing development to the south along Braecrest Drive. Based on the written and verbal feedback received, no changes to the plans or overall development direction were deemed necessary.

End of Text.

7.0 Statement of Qualifications and Limitations

This report ("*Report*") was prepared by Sison Blackburn Consulting Inc. ("*SBC*") for the benefit of the Client ("*Client*") in accordance with any agreements between SBC and the Client.

1. The findings and recommendations provided in this Report were prepared in accordance with generally accepted professional engineering principles and practices.
2. The information and data contained in this Report represent SBC's best professional judgment in light of the knowledge and information available to SBC at the time of preparation.
3. Except as required by law, this Report and the information and data contained herein are to be treated as confidential and may be used and relied upon only by the client, its officers and employees.
4. This Report should be read as a whole and in its entirety. Portions or sections thereof should not be read separately out of such context.
5. SBC denies any liability whatsoever to other parties who may obtain access to this Report for any injury, loss or damage suffered by such parties arising from their use of, or reliance upon, this Report or any of its contents without the express written consent of SBC and the client.
6. This Statement of Qualifications and Limitations is attached to and forms part of the Report and any use of the Report is subject to the terms thereof.

Prepared by:
Brent Jonson, P.Eng.
Sison Blackburn Consulting Inc.



Engineer's Seal



Certificate of Authorization