



Public Engagement Report

SOUTHEAST BRANDON SECONDARY PLAN

January 2019 – March 2021

Prepared by:

Planning & Buildings Department
Development Services Division
638 Princess Avenue
Brandon, MB R7A 0P3



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1.0 Summary

The goal of this project is to facilitate the coordinated and orderly future development of southeast Brandon in alignment with Council adopted policies. The City of Brandon (“the City”) initiated this project because of a request to develop land in the southeast area. The City owns all the existing rights-of-way along with some smaller parcels in the area. Most of the area is zoned Development Reserve (DR) with some Industrial Restricted (IR) and Commercial Arterial (CAR) along Richmond Avenue East. The development of this secondary plan included engagement with City departments, property owners, and city residents to form the development concepts for the area.

There has been an overall positive response from the various stakeholders and residents, with some concerns regarding neighboring properties, drainage, and the protection of endangered species known to exist in the area. This report provides details of the City’s public engagement efforts for this project, and is part of the Southeast Brandon Secondary Plan (“the Secondary Plan”) application to Council in 2021.

2.0 Project Overview

The City's role in the public engagement was mainly to gain feedback from residents and stakeholders using a number of engagement methods. The City's Planning & Buildings Department (P&B) led the project, with representation from Parks Operations Department and the Engineering Department.

2.1 Objectives

- Consult the public and affected local stakeholders on the possible concepts to provide a framework for development
- Facilitate feedback from local stakeholders on opportunities and constraints regarding the Secondary Plan
- Have targeted stakeholders identify potential issues impacting development in the area
- Create an overall community awareness of the Secondary Plan to develop this area of the city

2.2 Methods of Engagement

The City selected multiple methods with different purposes but with an overall goal to involve interested and affected parties. The Appendices list all the meetings the City led.

2.2.1 Internal Department Meetings

P&B met with the Engineering Department to initiate the project by gathering background information that would inform the project. This included past traffic and transportation studies, servicing studies, a list of property owners, any previous plans to develop the area, and the lady's slipper issue. The group looked into opportunities and constraints to development and developed a project charter. P&B held these meetings at least once a month to keep the project on course. More information regarding these meetings are in Appendix A.

2.2.2 Individual Meetings with Property Owners

P&B held targeted stakeholder meetings with existing property owners to inform them of the project and to gather their input. This included two meetings with each major property owner in the Secondary Plan area, one each at the beginning of the project and after the drafting of concepts for discussion. The supporting documents and information shared at these meetings are in Appendix B. P&B sent letters to all other Secondary Plan area property owners regarding the project, with an invitation to meet and discuss if they desired along with information about an open house.

P&B met with the agent of the property owners whose lands has the majority of incidences of the endangered Small White Lady's Slipper orchids, along with Nature Conservancy of Canada (NCC), to discuss options in protecting the endangered species. This led to a Memorandum of Understanding in October 2020, the three parties (the City, property owners, and NCC) agreeing to work collaboratively to establish a nature preserve to protect the Small White Lady's Slipper orchids and their habitat.

2.2.3 External Department Meetings

P&B held targeted meetings with the Rural Municipality of Cornwallis as the adjacent municipality to keep them informed of the project and get necessary feedback. Since endangered species are under provincial jurisdiction, P&B also had a number of meetings with Manitoba Sustainable Development regarding issues such as drainage and preservation of the Small White Lady's Slipper orchids.

When P&B released the draft plan in March 2021, P&B also met with the City's Age Friendly Committee on March 29, 2021 at the Committee's request to discuss a variety of issues such as provision of sufficient greenspaces for community use, trail and sidewalk safety and design, and furthering public engagement on City projects.

2.2.4 Project Webpage

P&B developed a project webpage to direct interested individuals to a central location for information about the project. The webpage (<https://www.brandon.ca/what-is-happening-in-your-neighbourhood/active-projects/southeast-brandon-community-plan>), accessed through the P&B website, provided an overview of the project, the proposed timeline, and contact information.

2.2.5 Public Events and Social Media

To give residents a chance to obtain information and express their opinions, department held an open house on June 13, 2019 at the Crocus Plains Regional Secondary School, 1930 – 1st Street. P&B provided notices through the project webpage, Brandon Sun, the P&B subscription service, social media, and posters at various locations across the city. Approximately 40 people attended the open house. The social media report is in Appendix C.

P&B revised the draft plan for the area and sought additional information to address various concerns raised in the various meetings and events, releasing the draft plan in March 2021. Due to the COVID-19 pandemic, P&B held two webinars on March 30, 2021 instead of an open house to inform the public of the draft plan and answer questions. Information from these webinars is in Appendix D.

A summary of feedback from the open house and the webinars is under *Section 3.0 What We Heard*.

3.0 What We Heard

The following are the key findings from the City's public engagement process:

3.1 City Departments

- Consider greenspace, drainage, land use, transit and movement, and economic development
- Lady's Slipper property challenge
- Explore opportunities for land swaps and affordable housing
- Transit will remain along 1st Street, other transit plans may emerge as the area develops
- Land is generally flat, and it will likely be easier to have one shared retention pond
- City will need to be transition between industrial uses along Richmond Avenue East and Residential uses internal to the site

3.2 Property Owners and Developers

- How will phasing and timing of development affect property owners and their plans
- What is the City's plan for infrastructure
- What are the responsibilities around development charges

3.3 2019 Open House

- Need for more greenspaces, parks for children, and tennis courts
- Have greenspaces closer to schools
- Community gardens are desired in the area
- Independent boutiques and cafes would be ideal closest to 1st street
- Phase 1 should focus on the Maryland Avenue/1st Street intersection, central location closer to schools
- Include a place of worship in the area
- Community centre is needed in this area
- Ditch maintenance in Portola Drive area
- Prioritize the vehicular and active connection to the school
- There are environmental challenges just south of the existing industrial sites due to contamination of previous use that included dumping
- Consider closing extra street accesses along Richmond Avenue East
- Prioritize active transportation connection from 1st Street, especially at the 1st Street/Richmond Avenue intersection
- Incorporate findings of the City of Brandon Recreational Facilities Master Plan
- Consider having developers contribute to upgrade of community amenities like Kin Park and Green Acres Community Centre
- Good opportunity to improve walking and biking paths running east-west along Richmond Avenue, as well as north-south along 1st Street
- Urban forest—preservation of existing forestry
 - Many residents go for walks in this area, stating there is a lot of wildlife living there
 - Partner with Indigenous groups for a cultural site within the forest
- Stub roads along the south side of Richmond Avenue East are in poor condition

3.4 2021 Webinars

- There is public interest in NCC's plans for the proposed nature reserve to protect the Small White Lady's Slippers, and updates from the Province on the nature preserve approval process
- There is desire for greenspaces for residents in the area
- Ensure drainage network in and around the area is sufficient without harming the Small White Lady's Slippers, including factors such as groundwater
- Improve trail night-time safety
- Consider other at-risk species that may also be in the area

Appendices

The appendices to this report are as follows:

- A. City Department Meetings
- B. Property Owner Meetings
- C. 2019 Open House
 - 1. Poster Invitation
 - 2. Letter to Residents
 - 3. Display Boards
 - 4. Social Media Engagement Report
- D. 2021 Webinars
 - 1. Poster Invitation
 - 2. E-mail to Interested Persons
 - 3. PowerPoint Slides

Appendix A—City Department Meetings

Southeast Brandon Secondary Plan

Internal Advisory Group Meeting April 1, 2019 11am – 12pm

AGENDA

Meeting purpose and expected outcome

Background

Where are we in the project process?

Analysis of concepts

Next Steps

The following are some of the items we are hoping to discuss at this meeting as part of the analysis of concepts

Movement

- Northern Vehicle/AT Access – Elderwood or Douglas
- Aberdeen – Straight line or indirect connection
- Industrial Vehicle Connection – Yes/No
- Industrial AT Connections – Central, South
- Transit Route – 1st Street or Internal Collector
- 1st Street AT – Trail on one or both sides of 1st Street
- Extension of Patricia Ave Trail

Greenspace

- Number, type and size of northern and southern greenspaces
- Prioritize linear greenway connections or larger parks
- Potential fieldhouse location
- Ladyslipper area – trails and surfaces
- Activity Greenspace in industrial area – plans and options
- Use of industrial ponds for amenity areas

Land Use

- Commercial or Mixed use (mix of commercial and residential use) along 1st street
- Moderate density sites – 1st street focus or include along greenways and industrial to the east of plan area
- Future uses for industrial sites south of Richmond
- Institutional Uses – Religious institutions/daycares along 1st street at Aberdeen, Maryland or Portola (or all as an option)

Drainage

- South pond location
- South pond (one or two ponds)

Southeast Brandon Secondary Plan

Internal Advisory Group Meeting April 1, 2019 11am – 12pm

Meeting notes

Greenspace

- Depends on density of area
- Unique opportunity to **locate near industrial**
- The green space has to be a community amenity not just a green space to fulfill requirements
- It is easier to negotiate having **two smaller green spaces** than 1 large one in terms of developer contributions
- What types of amenities are we expecting for these green spaces, i.e. Typology?
- What is the plan for the activity greenspace? Who does this appeal to? (Bryce to follow up)

Drainage

- Land is generally flat and it is **easier to have one large pond** in the south
- One of the pond in this location will likely be oversized to accommodate crocus plains drainage

Land use

- Have option for **commercial across the school**. Uses such as Tim Hortons and 7 eleven will attract high school students, focus on uses that will attract school children
- **Institutional uses** such as churches can be **located internal to the site**. There are applicants such as the mosque that are looking for multifunctional spaces
- How much commercial can the area accommodate/ handle. **Market analysis** has not yet been done
- 7 eleven has been looking for a location for few years, this may be ideal
- The uses along Richmond are fairly new and stable and will likely not be moving. Richmond is also largely considered as an industrial thoroughfare
- **The transition between industrial and residential** could include a **combination of commercial and industrial use**

Transit/Movement

- Transit specific policies can be formed as the area grows
- Is Richmond Ave a provincial road?
- Should this area have a road that connects to the industrial area or not? A **major concern with connecting to the industrial area** is increased traffic flow on Maryland.
- **Transit along 1st street**
- **Aberdeen Ave** should go through only if **high density** is expected
- **Douglas connection** – issues to do with **truck traffic**
- No space in the east along Granite Rd to fit path

Eco development

- Would be good to think about what type of **land the city desires**. If we identify desired land, for example for affordable housing, this could be a good opportunity for **land swap** with lands along Victoria Ave E.

Appendix B—Property Owner Meetings



Planning & Buildings Department
638 Princess Avenue, Brandon, MB R7A 0P3
T: 204.729.2110 F: 204.728.2406
www.brandon.ca

February 12, 2019

Richard Denbow
P.O Box 1077
Boissevain, MB
R0K 0E0

Dear: 'Property owner name'

RE: Preparation of Secondary Plan for Southeast Brandon

The City of Brandon is beginning the necessary preparation for a Secondary Plan for Southeast Brandon. The intent of the Secondary Plan is to create a comprehensive development framework/vision for Southeast Brandon for the subject area shown in *Schedule A* (please see back of this letter). This means addressing development considerations such as land use, road networks, active transportation/pedestrian connections, infrastructure implications, urban design, and phasing. Within this planning framework private developers will be given the opportunity to develop more detailed neighbourhood plans for specific areas as determined through the Secondary Plan process.

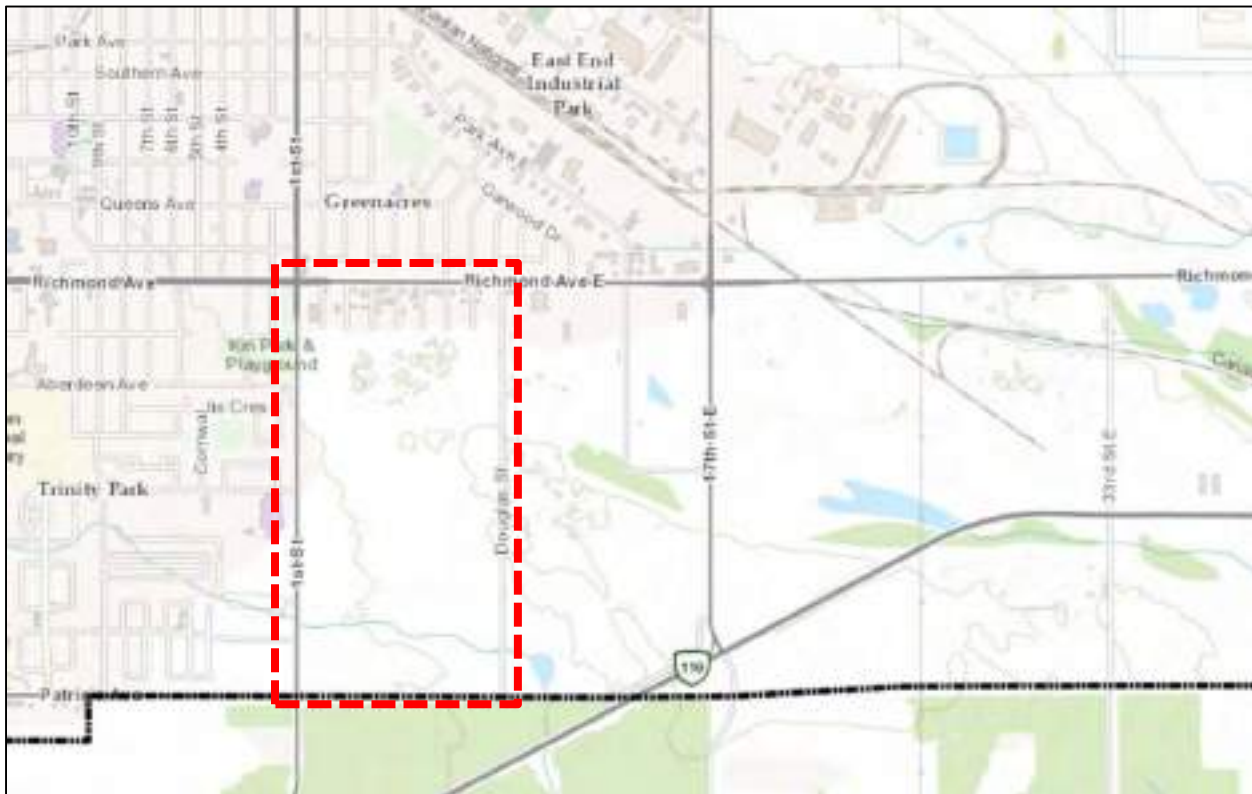
As a landowner within the Secondary Plan area you have been identified as a key stakeholder. I would like to meet with you in the coming weeks to review the project plan and discuss any ideas you have for your property or the Secondary Plan area. If you are interested in meeting, please do not hesitate to contact me at 204-729-2124 or r.nickel@brandon.ca.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Nickel".

Ryan Nickel, RPP
Chief Planner

Schedule A



Southeast Secondary Plan

Initial Tier 1 Stakeholder Meeting AGENDA

March 6, 2019
2:00PM – 3:00PM

1. Overview

- Review Project Charter
- What stage we at
- Major milestones
 - Initial stakeholder meetings
 - Preferred land use concept
 - Public Engagement
 - Council approval

2. Purpose of Initial Stakeholder Meeting

- Feedback on project charter
- What are your plans for the land you own within the SE Secondary Plan area?
- Any concerns the city should be aware of regarding development in this area?
- Are you aware of the neighbourhood plan process? Would you be open to collaborating with the city and developers to get the necessary studies done on the land to guide the high level planning for the secondary plan and provide framework for the neighbourhood plan?
- Does the proposed timeline work for your needs?

3. Next Steps

- Refine technical information
- Share preferred land use plan option with stakeholders
- Public Engagement

4. Other

Appendix C—2019 Open House

Appendix C-1
Poster Invitation

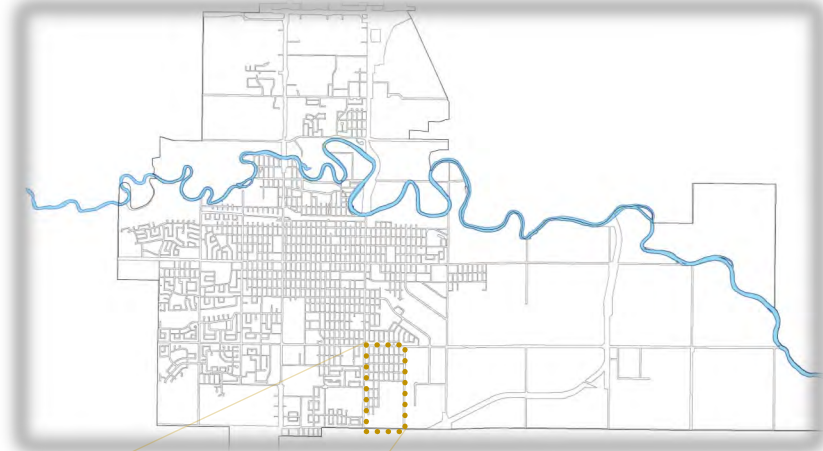
LET'S TALK!

SE BRANDON

Neighbourhood Planning

Public Engagement

We need to hear from you!



THURSDAY | JUNE 13 | 6PM–8PM

Crocus Plains Secondary School (Cafeteria), 1930 1st Street

Refreshments will be provided

The City of Brandon is facilitating and coordinating the future development of a Southeast Brandon Secondary Plan to provide development guidelines for the area. You might be thinking about different aspects of community building such as parks and open spaces, community centers, activity areas, trails, different types of residential and commercial development, and so on. We invite you to provide feedback on how you would like to see the area develop.

We want to hear from you!

For more information contact Ryan Nickel at r.nickel@brandon.ca or 204 729 2124

Richmond Avenue

1st Street

Douglas Street

Patricia Avenue

Appendix C-2
Letter to Residents

May 29, 2019

Dear Resident,

RE: Southeast Brandon Community Plan

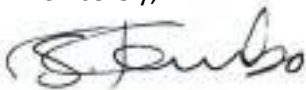
The City of Brandon is inviting you to provide feedback on how you would like to see the southeast part of the city develop (map below). You might be thinking about different aspects of community building such as parks and open spaces, community facilities, activity areas, trails, different types of residential and commercial development, and so on. We want to hear from you.

You are invited to attend an engagement event (flier invitation on pg 2) on:

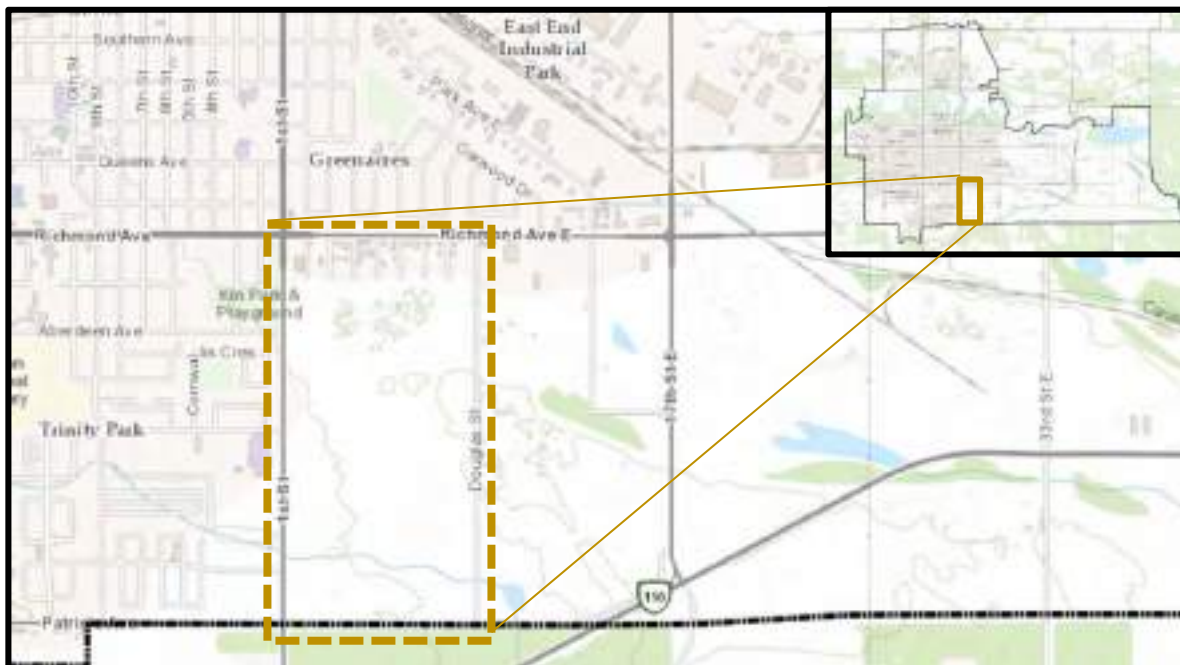
- Thursday, June 13th from 6 to 8 pm at the Crocus Plains Secondary School Cafeteria (1930 1st Street)

The event will begin at 6 pm with a presentation from City of Brandon administration followed by an interactive engagement session. If you require any accessibility accommodations, please inform our office at b.patten@brandon.ca by June 11, 2019. If you have any questions regarding this project, do not hesitate to contact me at 204-729-2113 or s.tembo@brandon.ca.

Sincerely,



Sonikile Tembo
Community Planner





SE BRANDON
Neighbourhood Planning
Public Engagement
We need to hear from you!



THURSDAY | JUNE 13 | 6PM-8PM

Crocus Plains Secondary School (Cafeteria), 1930 1st Street

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For more information contact Ryan Nickel at r.nickel@brandon.ca or 204 729 2124

Appendix C-3
Presentation Boards

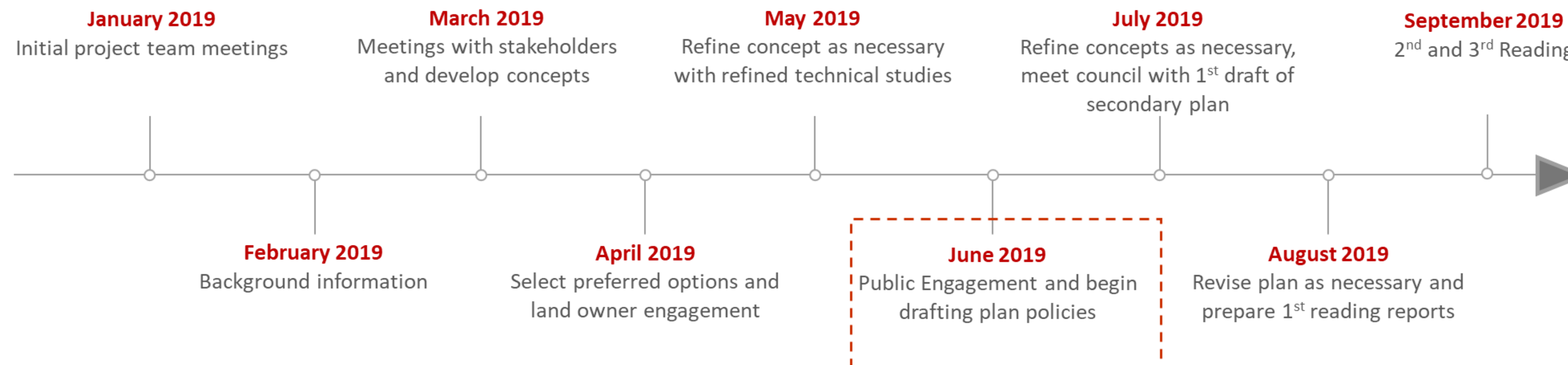
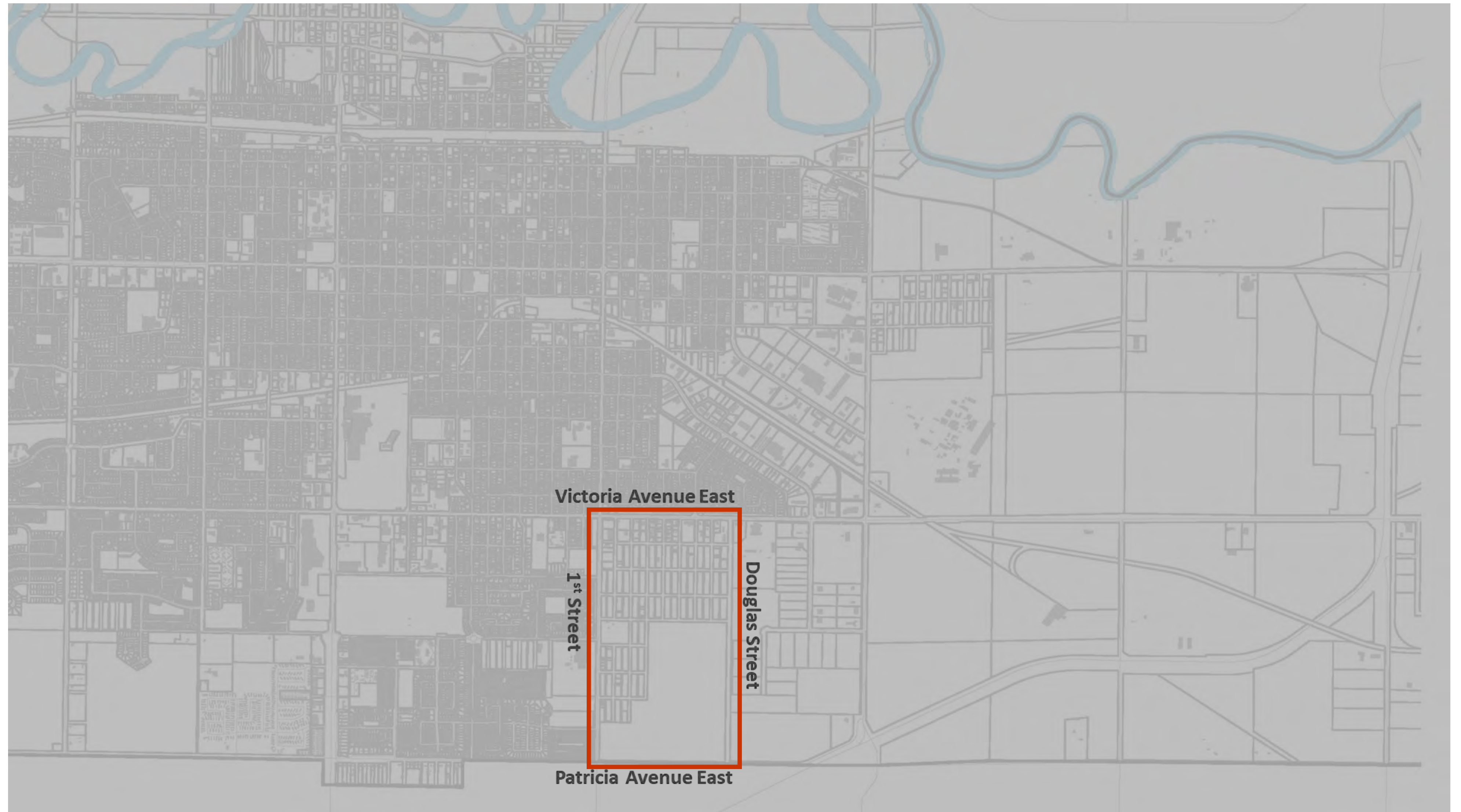


WELCOME

What is tonight's objective?

The Southeast Secondary Plan provides the policy framework for the future planning and development of the Southeast area of Brandon. The timeline below shows the work that has been accomplished to date, where we are in the process, and what is expected to happen next.

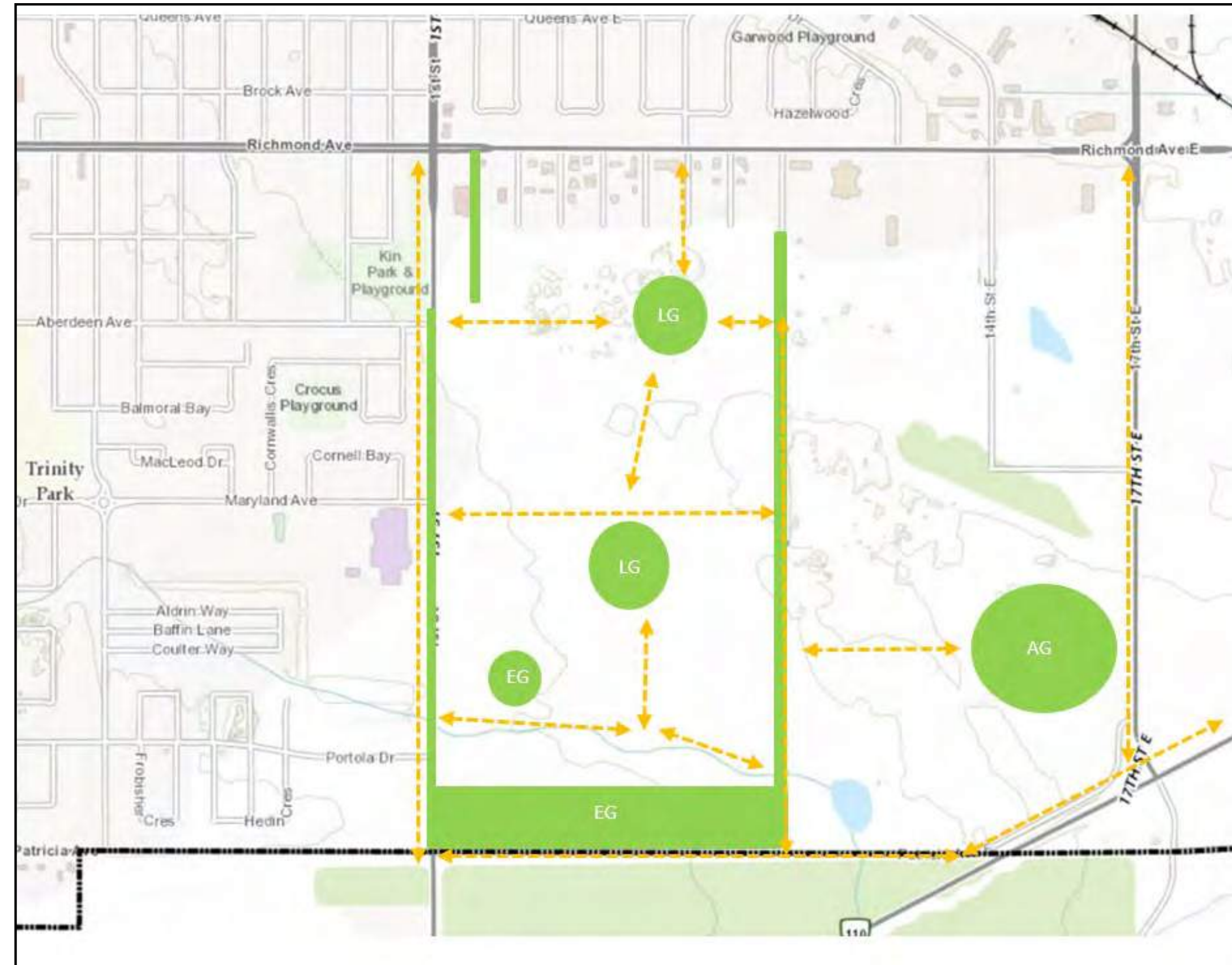
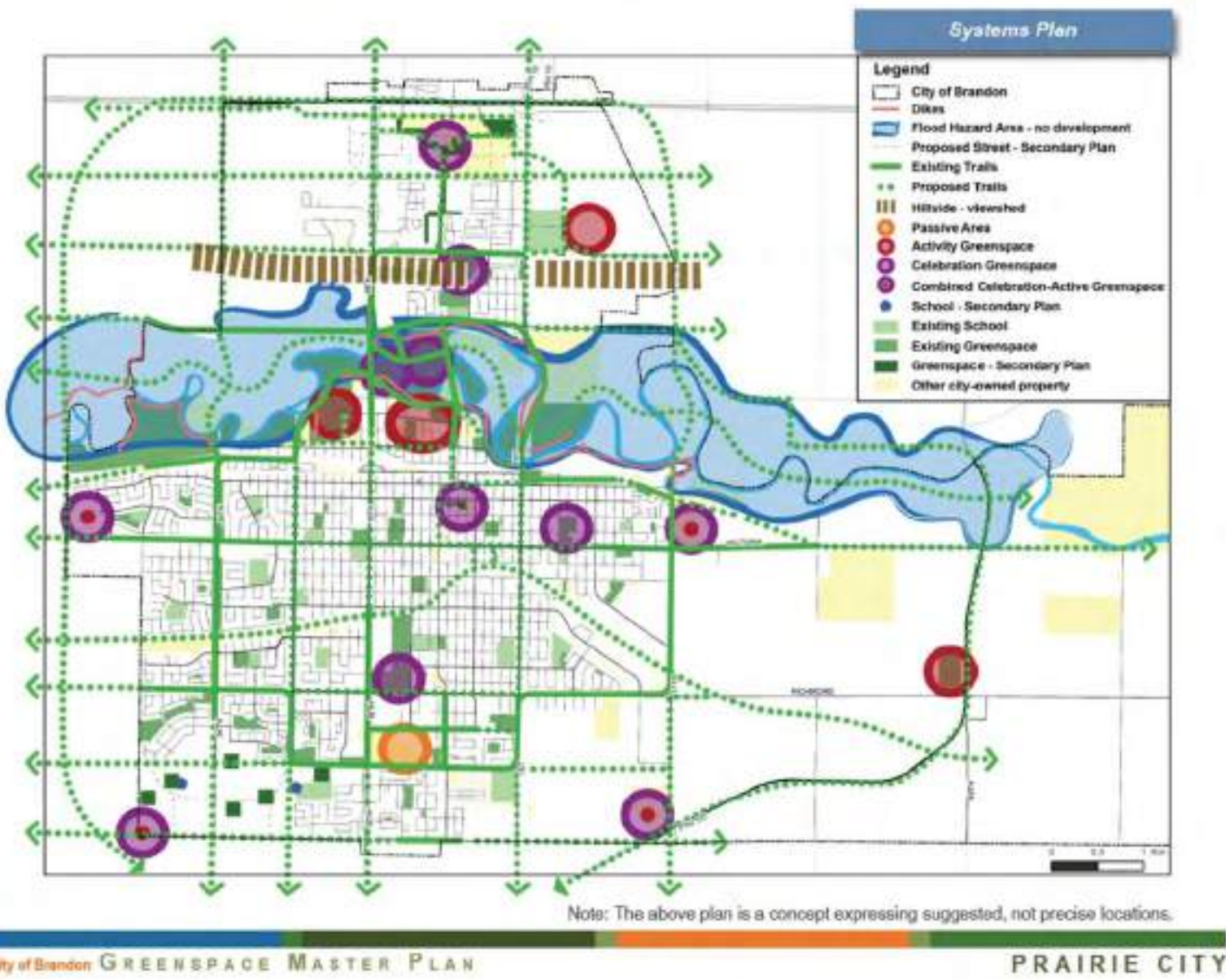
This is a public event to obtain your feedback before drafting the document. Feel free to browse the information and ask questions. We have set up sheets for comments you may have. Your input is valuable to us!





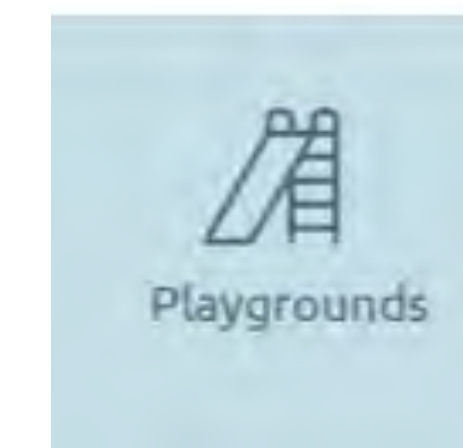
Parks, Recreation and Open Space

Distribution, diversity, and quality of recreation options



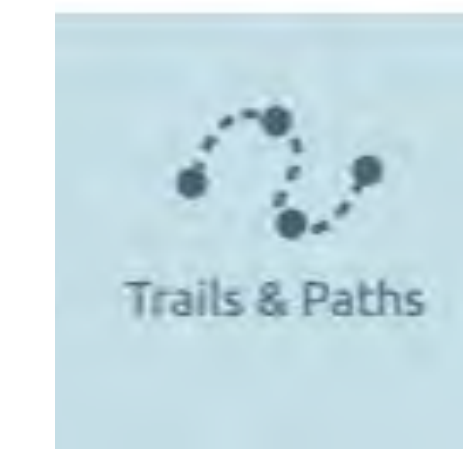
EXAMPLES OF RECREATIONAL SPACES

Here are some examples of spaces commonly seen in developing areas like the southeast area. Are any missing?



Playgrounds

Outdoor areas for children that can be either connected to a school or a public park, available for all the community to use.



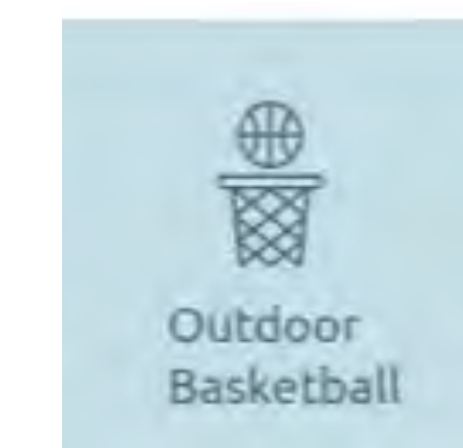
Trails and Paths

Paths used by pedestrians and cyclists that connect the different areas of the neighbourhood, and they can use as commuter paths to get to other parts of the city.



Community Gardens

Pieces of land gardened collectively by a group of people. Community gardens are a great way to bring the community together while encouraging food security.



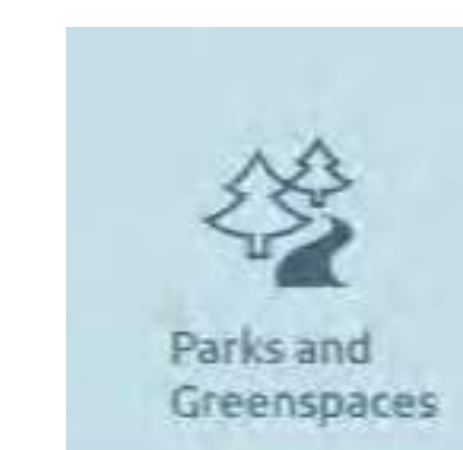
Outdoor Basketball

Basketball and tennis play areas can be a good amenity, possibly attached to a community park, to encourage people of different age groups with differing interests.



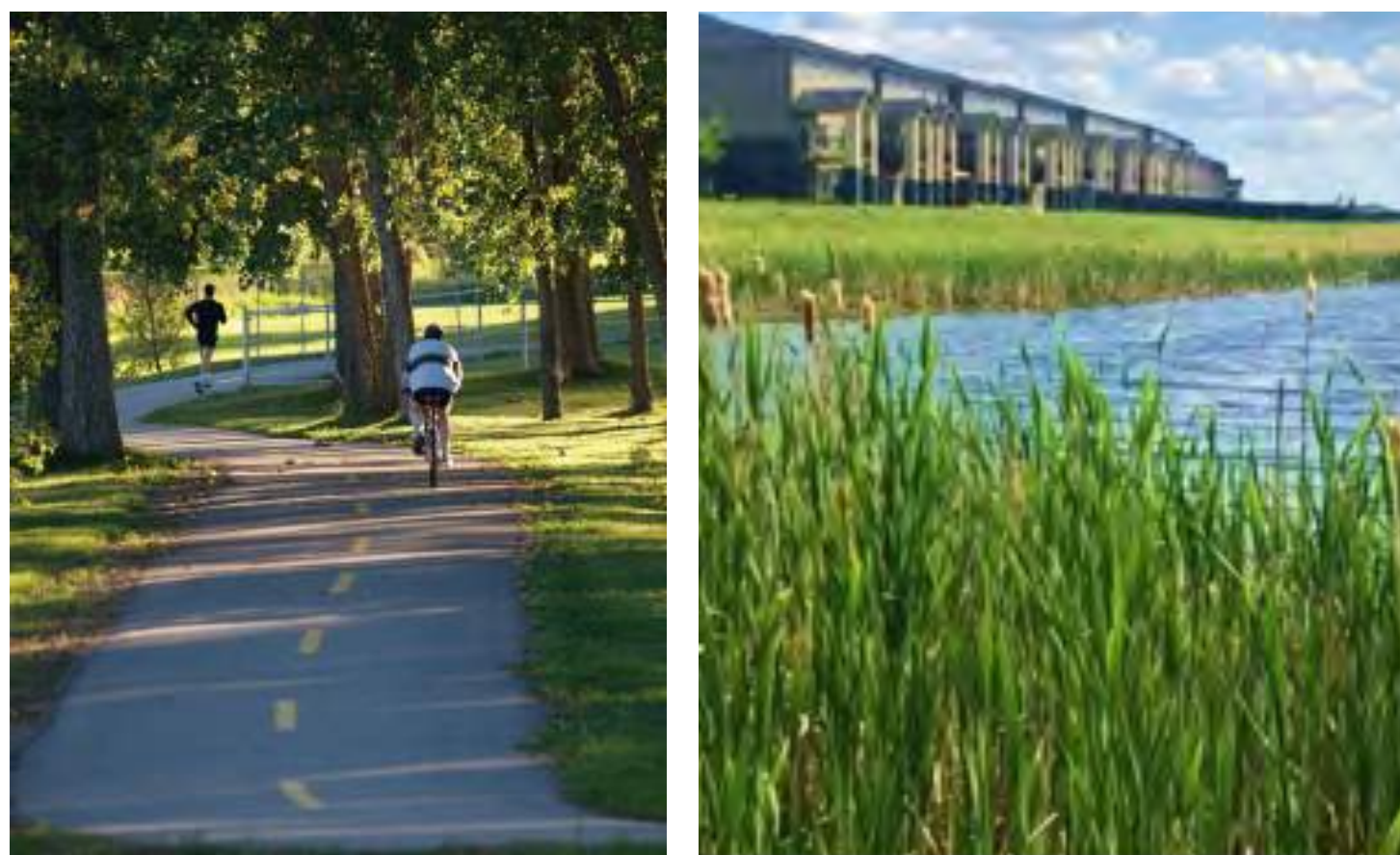
Picnic and BBQ Areas

These areas are usually within public parks, and can provide options for community and family gatherings involving meals, or for social events.



Parks and Greenspace

Parks can have any or all of the listed uses above. Variety is important in catering to diverse community needs.



OBJECTIVES

Parks, recreation and open spaces can accommodate passive and active recreational experiences. The hope is to provide a network of spaces for residents to access all areas of the community and the broader city.

- Greenspace
- - - - - Trails/Paths
- LG Leisure Greenspace
- AG Activity Greenspace
- EG Environmental Greenspace



Land Use and Movement

Residential, Commercial, and Industrial

EXAMPLES OF LAND USE

Here are some examples of different types of land use for this community. Are any missing?

Industrial

There are some industrial establishments along Richmond Avenue East.



Commercial

Commercial land use can come in various forms. Some small commercial establishments may include convenience stores, while larger uses may include restaurants, larger retail stores, and offices.



Residential

Residential use can be low-density with single detached homes, semi-detached homes, and duplexes, or more moderate- to high-density with apartments, row houses, and condominiums.



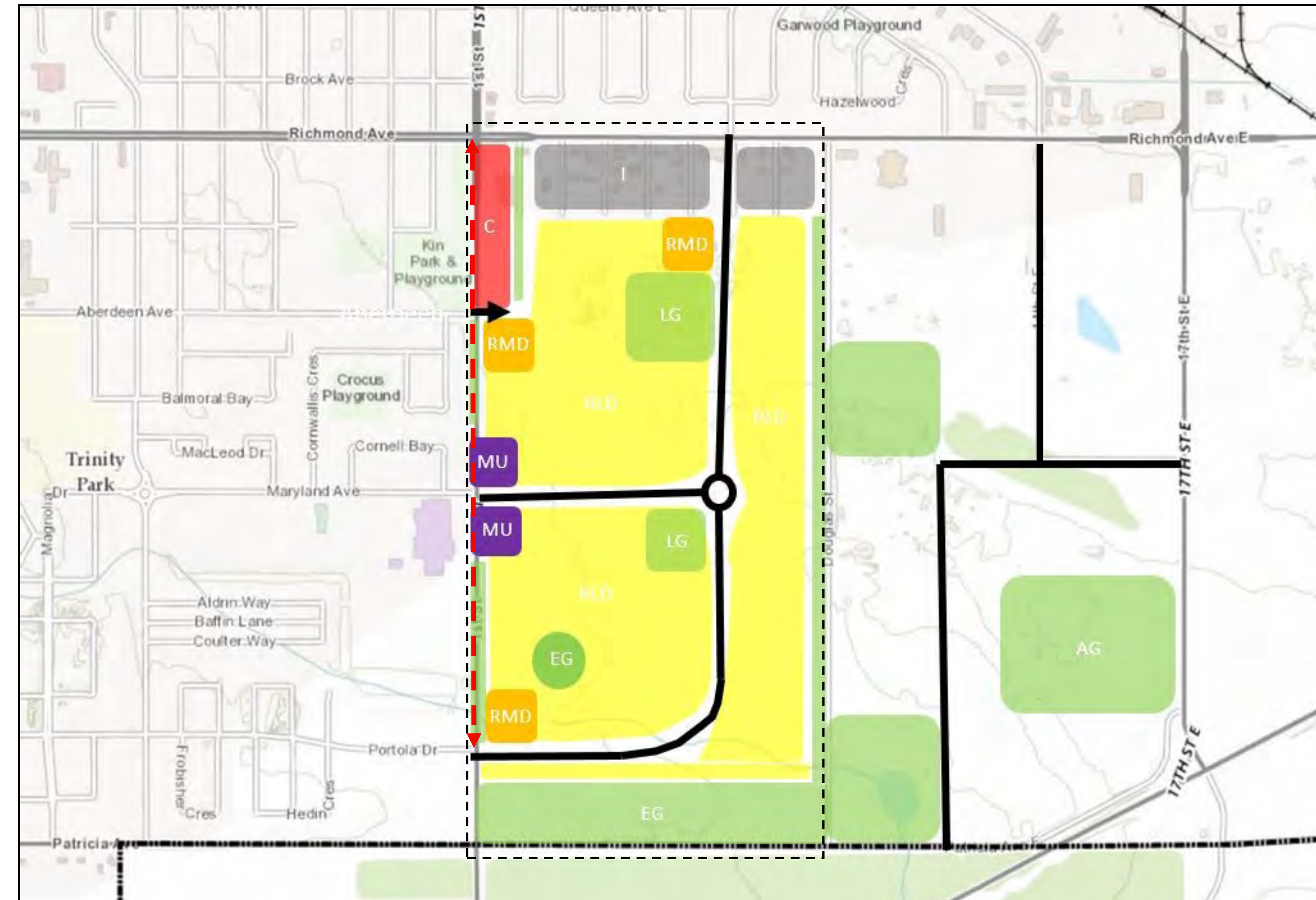
Mixed Use

This is a combination of commercial and residential, with commercial on the main floor and residential units above. Mixed uses are usually best along a major road to attract traffic to the businesses and be in close proximity to transit service.



Open Space and Recreational

This can include different types of open spaces listed in the previous board like playgrounds, parks, and such community gathering spaces.



Movement	Parks and Open Space	Residential	Other land uses
Collector Road	Leisure Greenspace	Residential Low Density	Industrial
Transit	Activity Greenspace	Residential Moderate Density	Commercial
Possible connection	Environmental Greenspace		Mixed Use

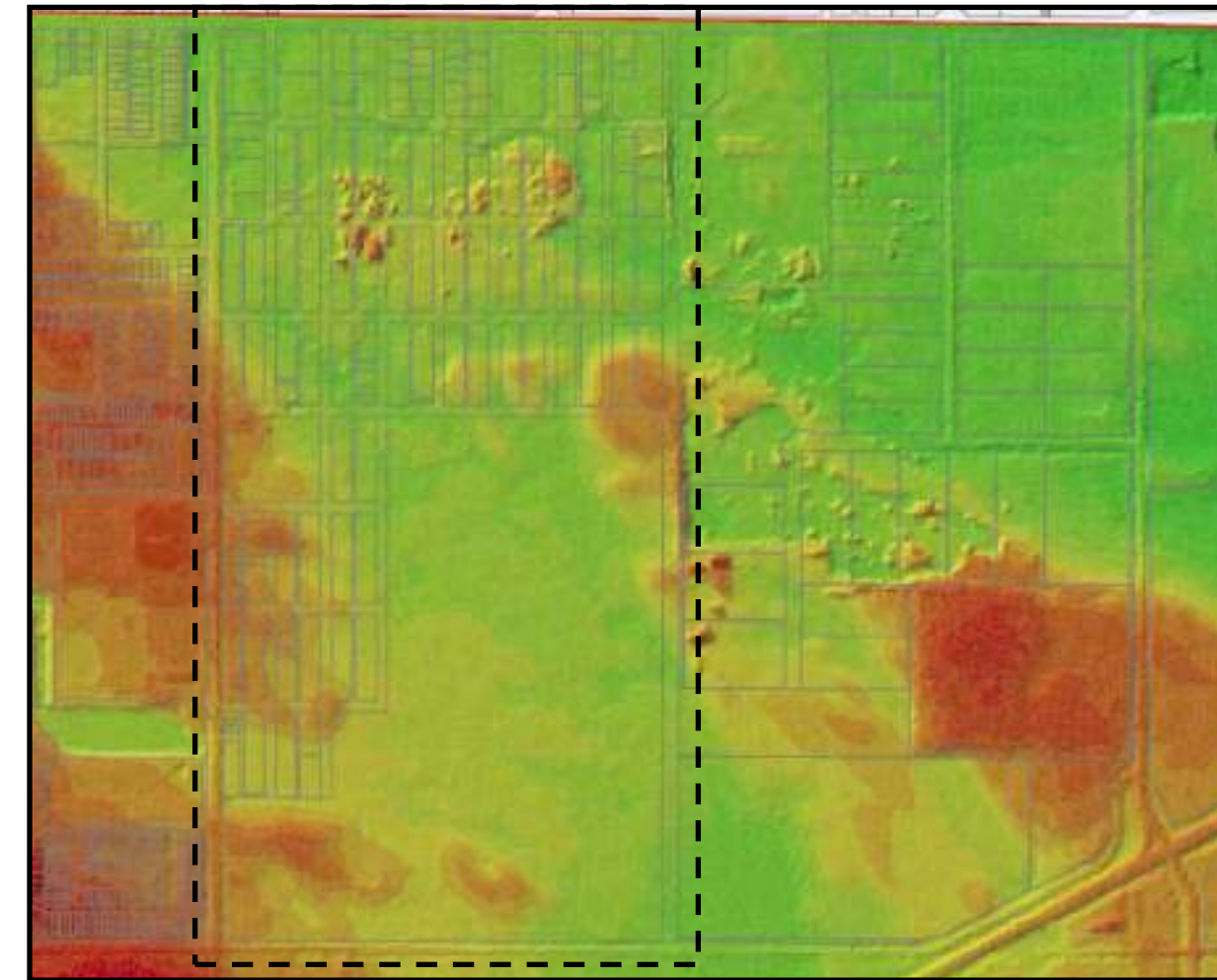


Infrastructure

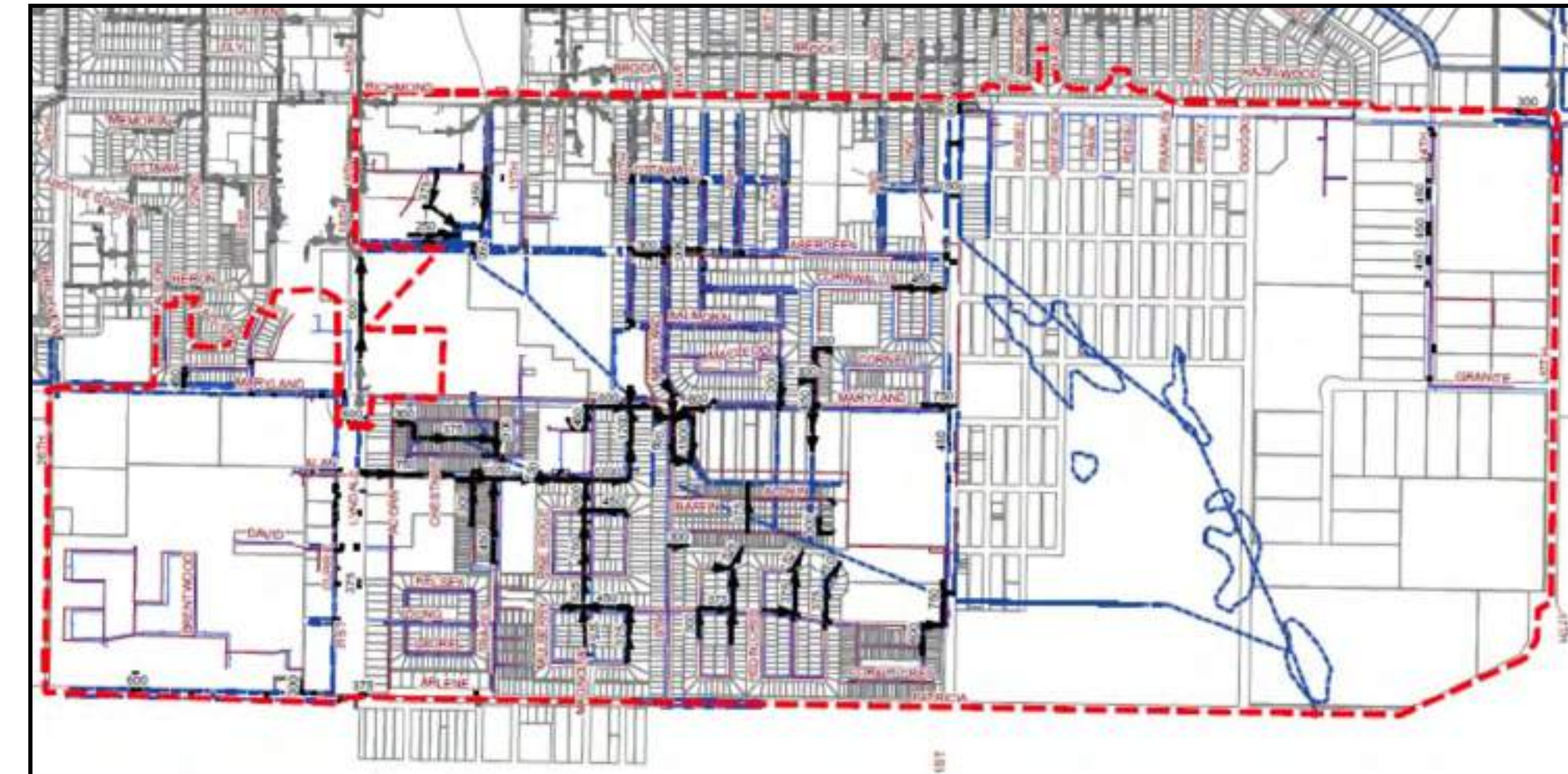
Water, wastewater, and drainage

Background and Supporting Documents

The City has studies and reports for providing services to new areas. Some of these include the Land Drainage Infrastructure Capital Improvement Plan Report that provides guidelines for future growth plans regarding drainage servicing, and the Southwest Area Servicing Assessment providing constraints of the existing wastewater system within south Brandon west of 1st Street. General topography also plays a part in informing how areas should be serviced and graded.



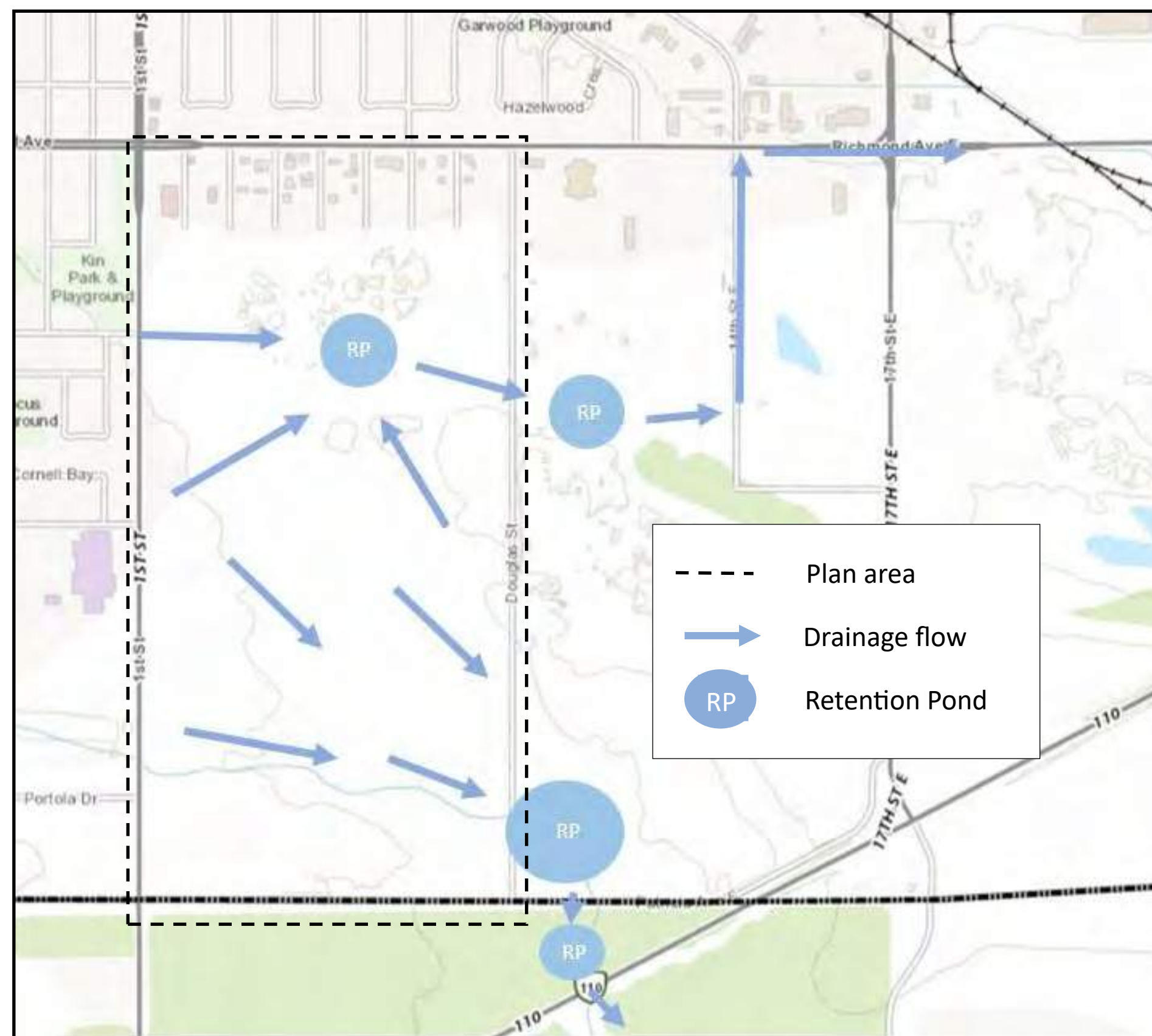
Topography



From Land Drainage Infrastructure Capital Improvement Plan Report

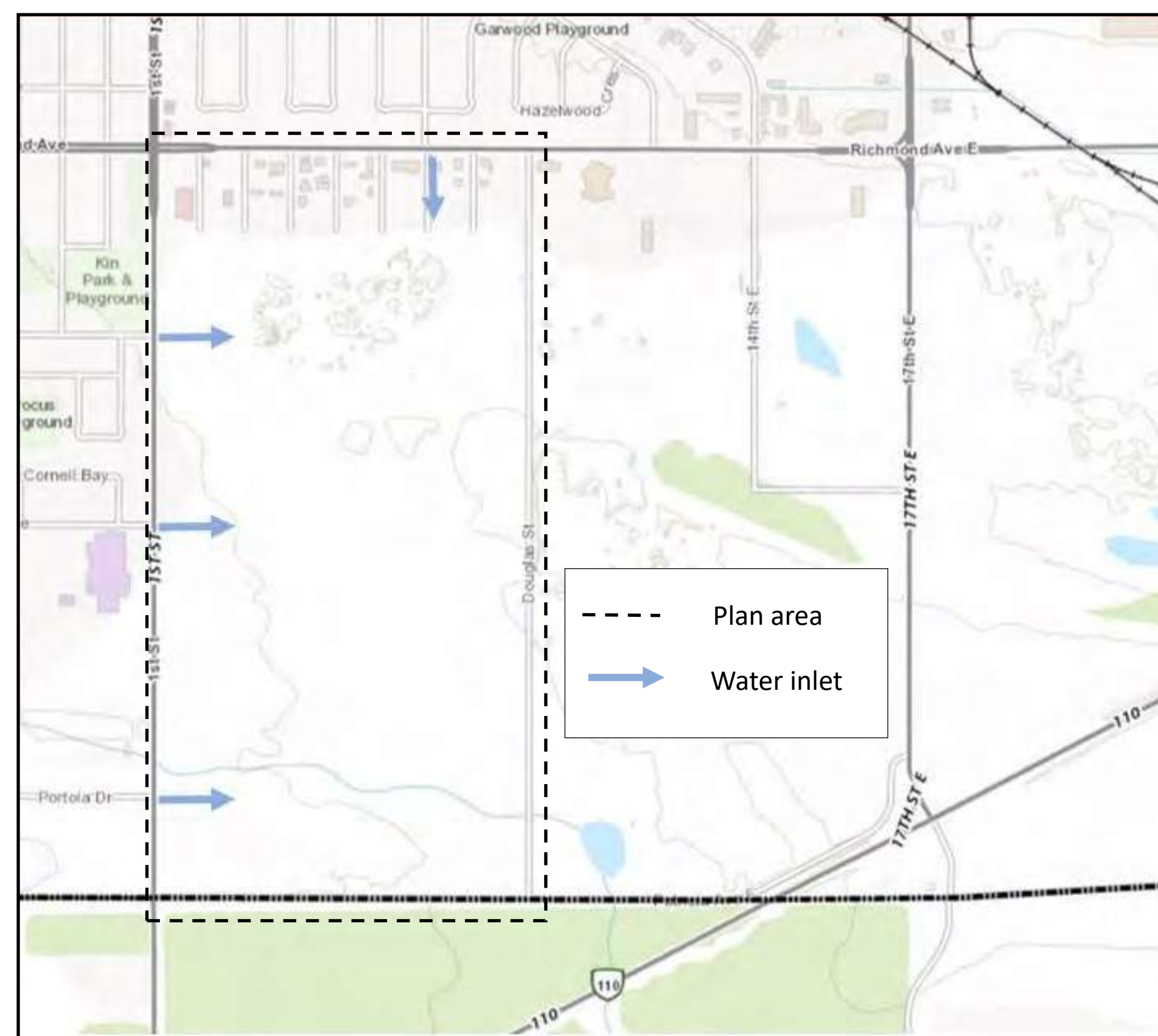


From East Brandon Industrial Secondary Plan



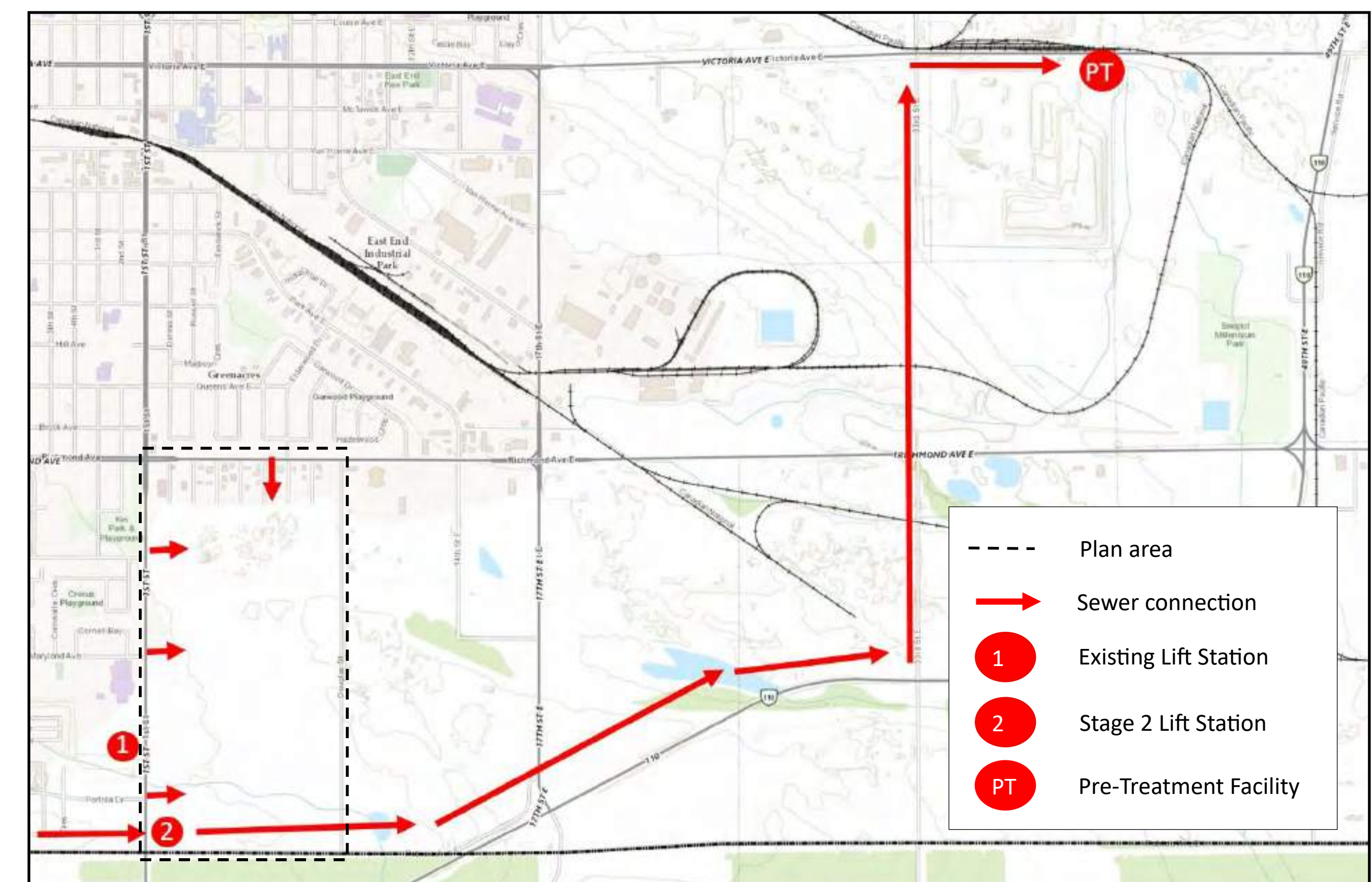
DRAINAGE

The general grading of the area determined the flow of storm water and the possible locations of retention ponds and outlets.



WATER

The proposed water connection points are at Portola Drive, Maryland Avenue, and Aberdeen Avenue to the west, and from Elderwood Drive to the north.



DOMESTIC SEWER

There is a domestic sewer line along 1st Street. The existing lift station north of Portola Drive will accommodate wastewater from the area until a second lift station is needed. The wastewater is then carried to the Pre-Treatment Facility.



Implementation

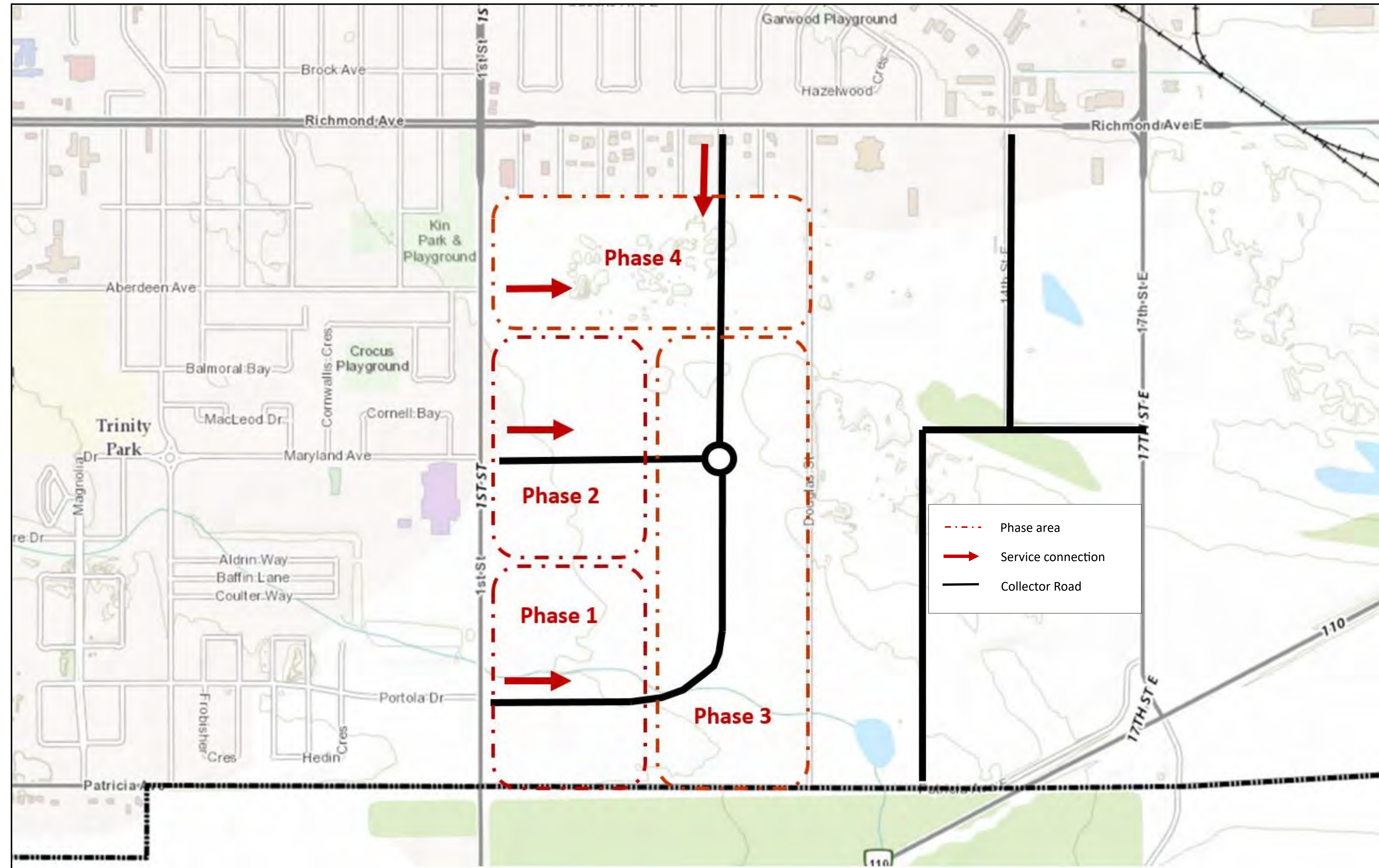
Phasing and Costs

Phasing

To ensure development is efficient and economical, it will generally follow the provision of servicing infrastructure. Since there is an existing lift station located around the Portola Drive and 1st Street intersection, it is ideal to have Phase 1 located in that area. Out of sequence phasing is allowed it just costs more money.

Cost

Developers are responsible for developing on-site improvements such as roadways, sidewalks, multi-use trails, open spaces, storm water conveyance and retention ponds, water and sewer lines. Developers will also be responsible or sharing a proportionate share of off-site improvements for streets, intersections, wastewater and drainage upgrades. Other cost sharing policies will be drafted and included in the secondary plan policies.





NEXT STEPS

Ongoing community engagement

Finalize draft Secondary Plan

The next step in the process is to finalize the remaining details of the plan and get it ready for Council review and approval.

We will continue to receive comments until Friday, June 28, 2019. If you would like to set up a meeting to discuss these policies one on one, our contact information is listed here. You can also drop off comments or email them.

Thank you for your input.



For more information please contact

Ryan Nickel
Chief Planner

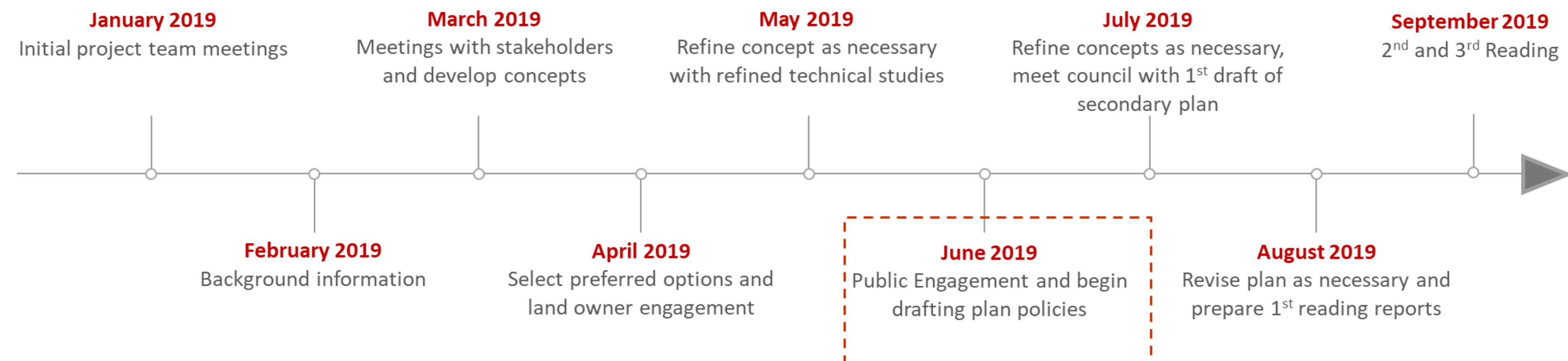
Planning & Buildings Department

638 Princess Avenue

Brandon, MB R7A 0P3

204-729-2124

r.nickel@brandon.ca



Appendix C-4
Social Media Engagement Report



City of Brandon - Local Government

Published by Alison Collins 11 June 8 at 2:15 PM

What should future growth in Brandon's southeast corner look like? How should it be developed as it relates to parks and open spaces, activity areas, trails, different types of residential and commercial development, etc.? Due to developer interest in the mostly undeveloped area, the City of Brandon's Planning & Buildings Department is now working on a neighbourhood plan to provide such direction - and we need your feedback!

Join City staff at a community workshop on Thursday, June 13th, from 5 p.m. to 8 p.m. at Crocus Plains Regional Secondary School and share your vision with us! The event will start with a short presentation followed by an interactive session.

More information on the Southeast Brandon Community Plan is available at http://www.brandon.ca/~active/proj_1558-se-brandon-city-plan

IT'S TALK!

SOUTHEAST BRANDON

Neighbourhood Planning

Public Engagement

Workshop Format



Performance for Your Post

16,005 People Reached

197 Likes, Comments & Shares

88 Likes
104 Posts
13 Comments

38 Comments
83 On Post
13 On Photos

41 Shares
41 On Post
0 On Photos

1,418 Post Views

824 Photo Views
134 Link Clicks
370 130m (300k)

NEGATIVE FEEDBACK

1 Hate-Post
2 Hate-By-Post

8 Report-By-User
0 Under-Post

Report activity is reported in the Facebook news view. Hate-activity is reported in the news view of your ad account.

Appendix D—2021 Webinars

Appendix D-1
Poster Invitation



ONLINE WEBINAR

Southeast Brandon Community Plan Update

The City of Brandon has drafted a plan to facilitate development in this area. We invite you to join us in one of our two webinars, where we will inform you on the latest draft of the Southeast Brandon Secondary Plan before we take it to Council for adoption and address any questions you may have about the proposed changes.

MAR 30
TUESDAY

/ 12 TO 1 PM

/ 5 TO 6 PM

[REGISTER HERE](#)

For more information...

Andrew Mok
Senior Planner
Planning & Buildings Department
City of Brandon

✉ a.mok@brandon.ca

☎ 204-729-2115

Appendix D-2
E-mail to Interested Persons

Andrew Mok

From: Andrew Mok
Sent: Friday, March 12, 2021 11:38 AM
To: Andrew Mok
Subject: Update to Southeast Brandon Community Plan Project

Good Morning,

The City of Brandon has finished drafting a plan to provide direction on development for the southeast growth area. We now invite you to learn what is in the draft before we take this plan to Council for adoption. You may join one of our two webinars on Tuesday, March 30, 2021, one at noon, another at 5:00pm. Visit the [project webpage](#) for details about the webinars, such as how to register, as well as future project updates. Also, feel free to contact me at 204-729-2115 or a.mok@brandon.ca should you have any questions or are experiencing technical difficulties registering for the webinar.

Thank you.

Andrew Mok, BES RPP MCIP

(He/Him)

Senior Planner | Planning & Buildings Department

City of Brandon

638 Princess Avenue

Brandon, MB R7A 0P3

204-729-2115



Andrew Mok

From: Andrew Mok
Sent: Tuesday, March 23, 2021 3:46 PM
To: Andrew Mok
Subject: Further Update to Southeast Brandon Community Plan Project

Good Afternoon,

Further to the City of Brandon hosting two webinars on Tuesday, March 30, 2021, one at noon, another at 5:00pm, on a plan to provide direction on development for the southeast growth area, we have now published the draft plan for you to view. Visit the [project webpage](#) to view the draft plan and register for one of the webinars.

Thank you.

Andrew Mok, BES RPP MCIP

(He/Him)

Senior Planner | Planning & Buildings Department
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638 Princess Avenue
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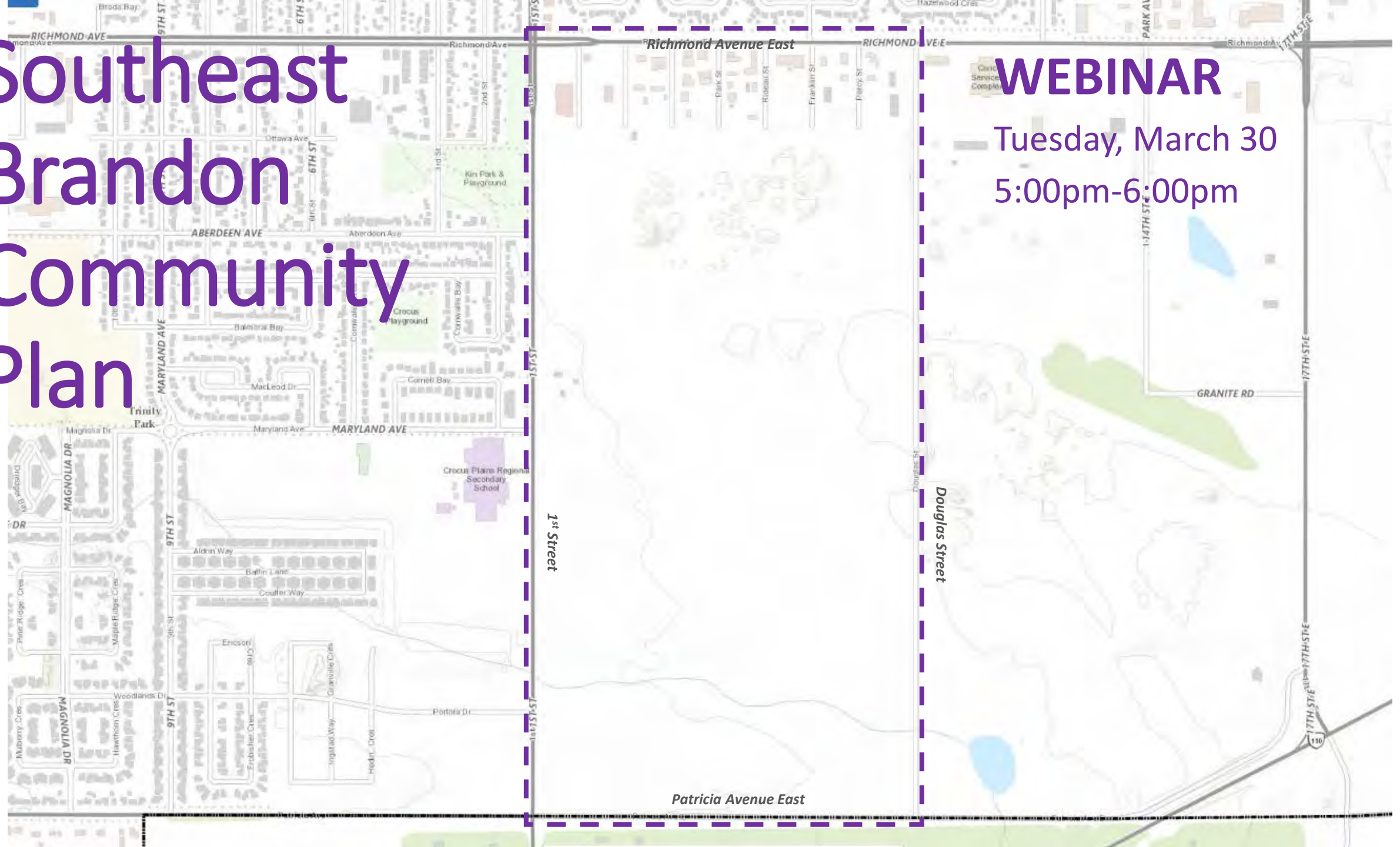


Appendix D-3
PowerPoint Slides

Southeast Brandon Community Plan

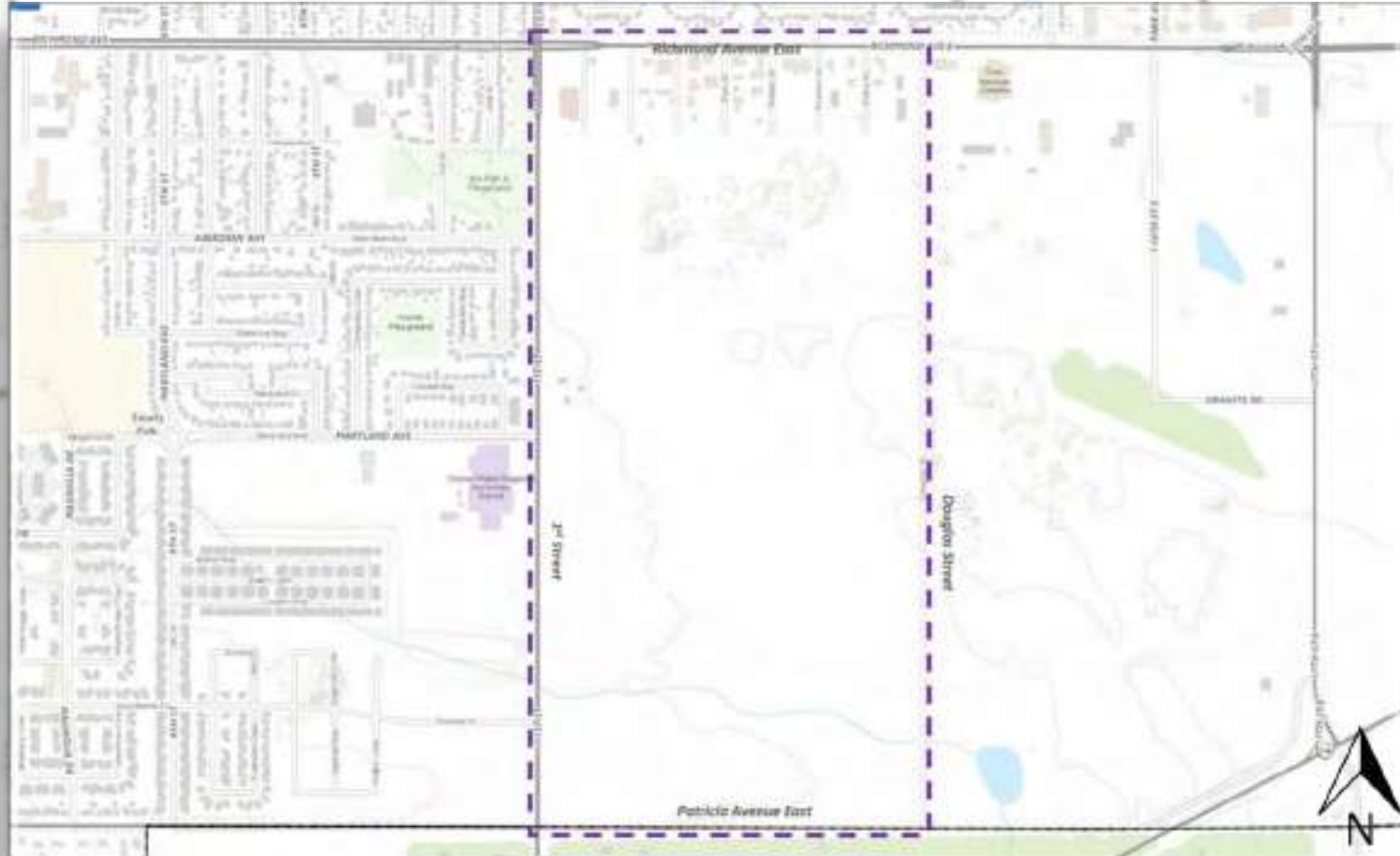
WEBINAR

Tuesday, March 30
5:00pm-6:00pm



Why Plan the Southeast Brandon Area?

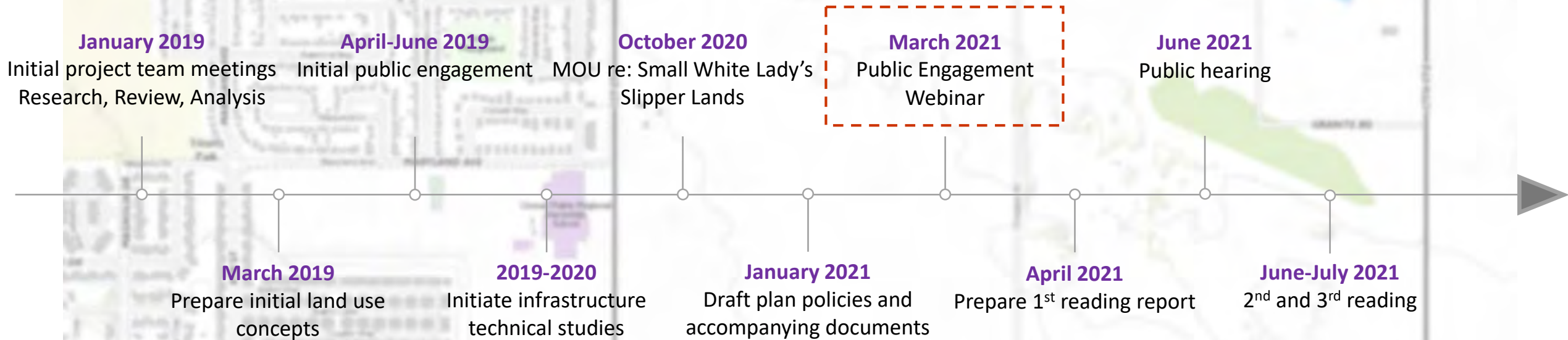
- Accommodate part of City's long-term growth
- Better coordination and planning for City infrastructure
- Ensure protection of endangered Small White Lady's Slipper Orchids



A map showing a grid of streets and various colored areas (green, blue, purple, yellow) representing different zones or interests. The map is overlaid with a grid of streets. The text "What are your interests today?" is written in purple across the center of the map.

What are your interests today?

Where Are We Now?



What We First Proposed and Heard



- Not enough land set aside to protect the Small White Lady's Slippers
- Provide sufficient greenspaces and other public amenities for residents
- Improve active transportation connections in and around area

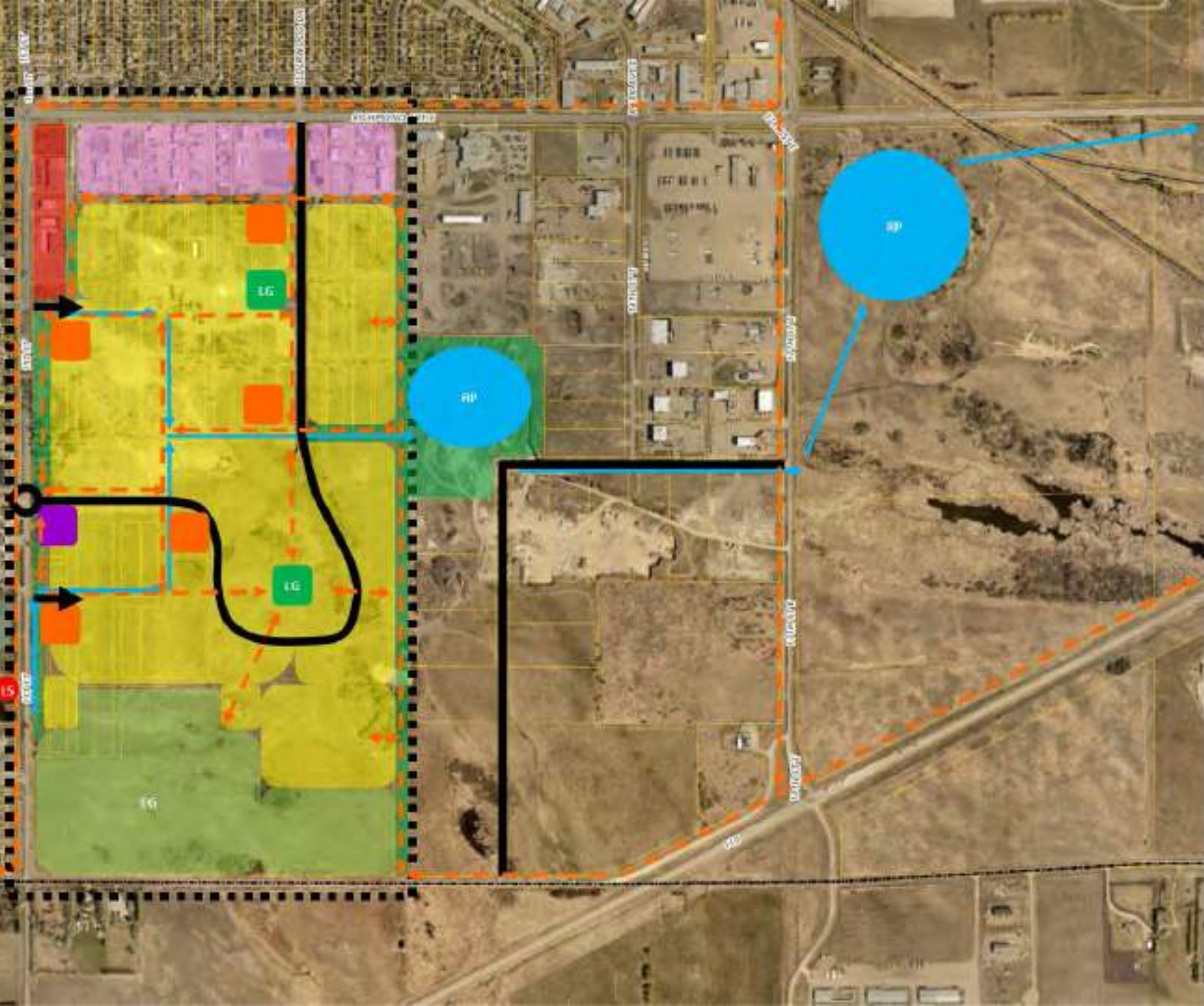
SOUTHEAST BRANDON SECONDARY PLAN

MAP F: COMPOSITE MAP

- Secondary plan area
- Residential Low Density
- Residential Moderate Density
- Commercial
- Mixed Use
- Employment Lands
- EG—Environmental Greenspace
- Other greenspaces, including
LG—Leisure Greenspace
- Buffer Area/Connector Greenspace
- LS Domestic sewer lift station
- RP Retention pond
- Drainage channel (direction of flow)
- Collector street
- Roundabout
- Off-street trail



Map not to scale



Land Use Examples

Mixed Use



Residential Low Density



Residential Moderate Density/Mixed Use



Land Use Examples

Employment Lands



Commercial



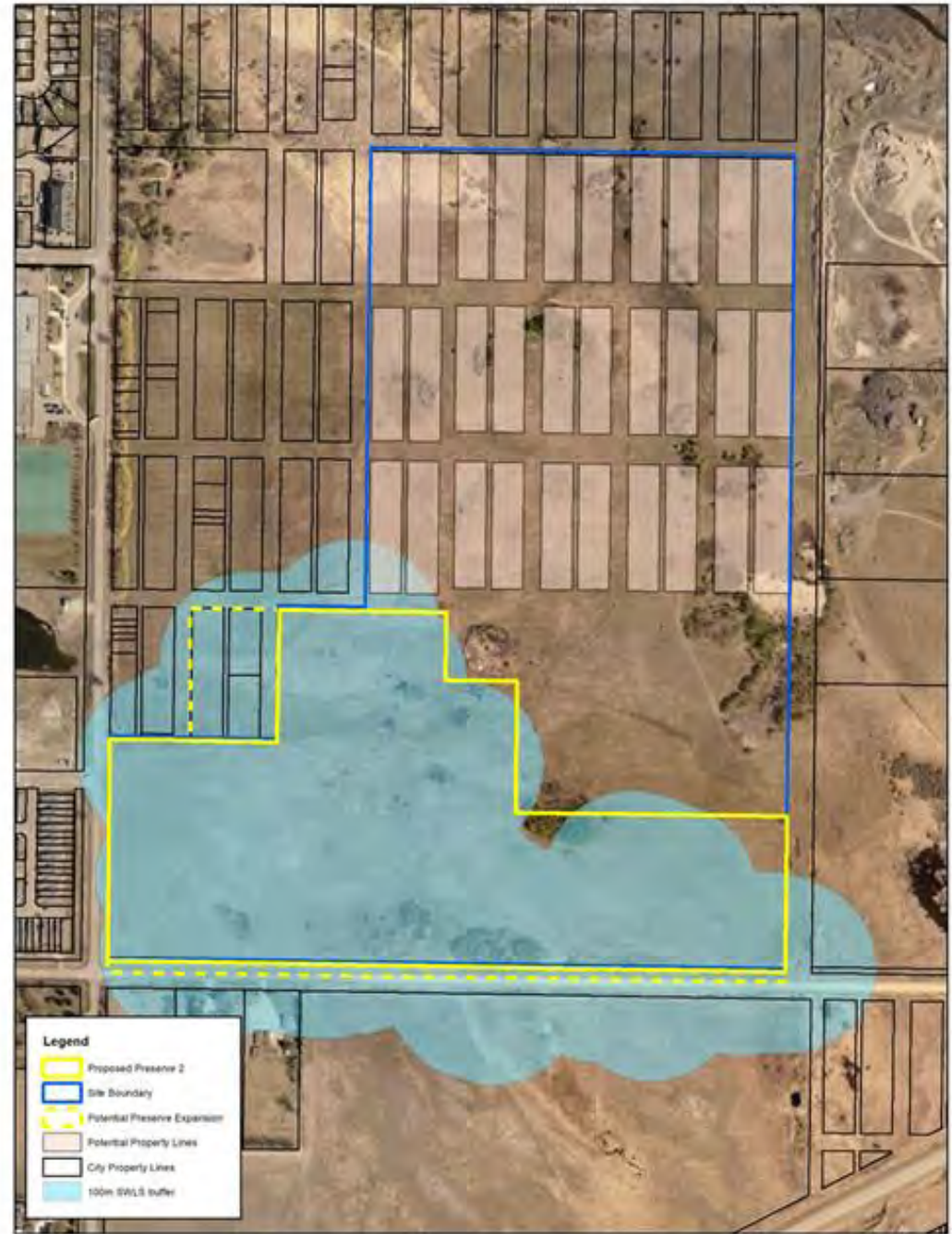
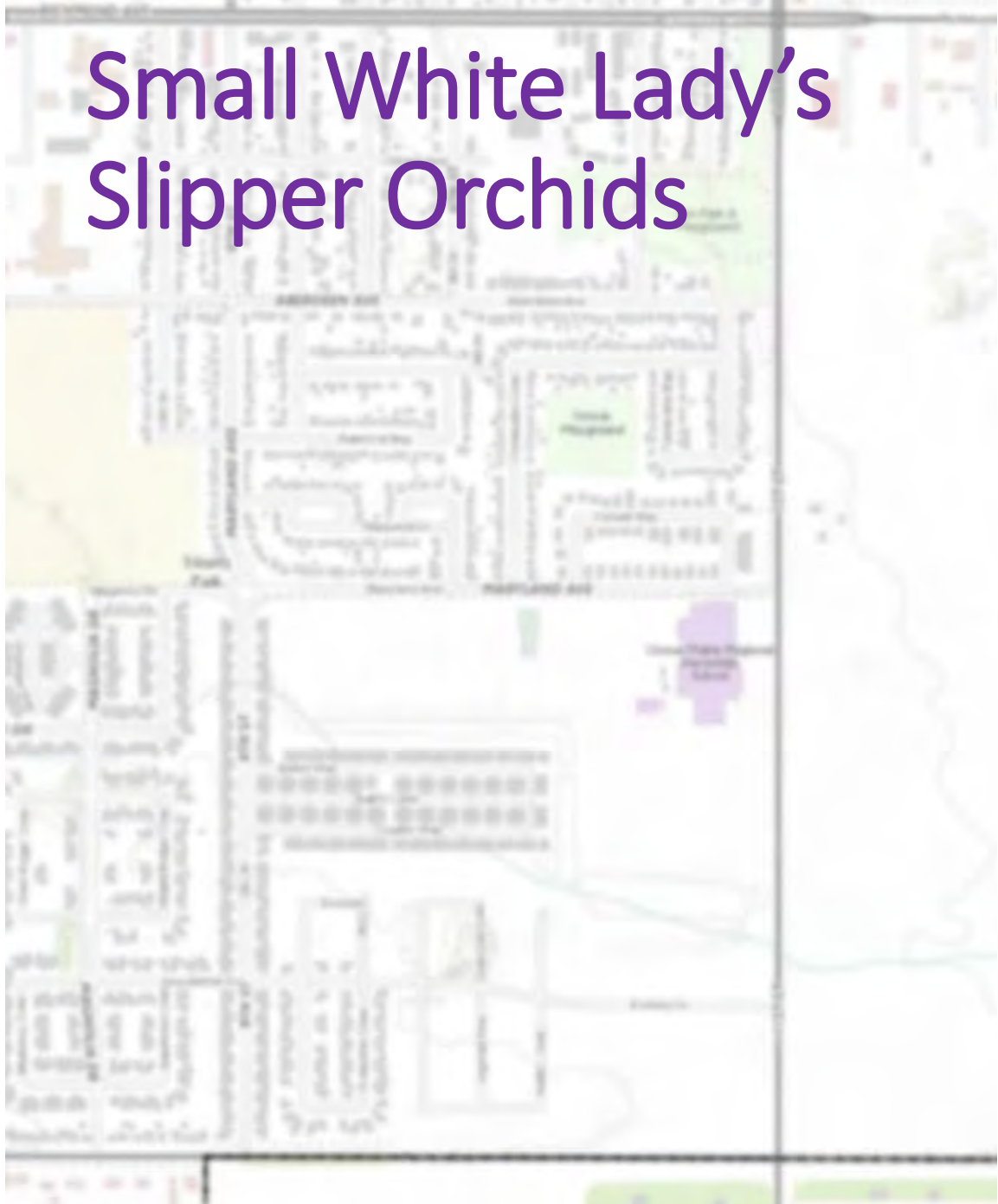
Leisure Greenspace



Environmental Greenspace



Small White Lady's Slipper Orchids



SOUTHEAST BRANDON SECONDARY PLAN
MAP B: MULTI-MODAL TRANSPORTATION

- Secondary plan area
 - Existing expressway
 - Existing arterial street
 - Existing street, possible future upgrade to an arterial street
 - Collector street
 - Existing signalized intersection
 - Future signalized intersection
 - Future pedestrian crossing (may include crossing signals)
 - Roundabout
 - Multi-use trail
 - Existing transit route
- Map not to scale



Richmond Avenue East

17th Street East

Maryland Avenue

Patricia Avenue

Patricia Avenue East

PTH 310 (Brandon Eastern Access)

SOUTHEAST BRANDON SECONDARY PLAN

MAP C: DRAINAGE






-  Secondary plan area
 -  Retention pond
 -  Land drainage channel and/or sewer (direction of flow)
 -  Areas with own local retention before joining area-wide drainage network
-  Map not to scale 





Layout shown is in concept, and shall be updated within the Secondary Plan as required upon completion of the Southeast Brandon Drainage Design

SOUTHEAST BRANDON SECONDARY PLAN

MAP D: WATER AND DOMESTIC SEWER

-  Secondary plan area
-  Water main connections
-  Domestic sewer main (direction of flow)
-  Domestic sewer forcemain (direction of flow)
-  Domestic sewer lift station

 Map not to scale 



Domestic sewer main network through and out of the Secondary Plan area to be determined in accordance with Policy 4.1.3



Next Steps

- **April 19, 2021**—Plan goes to City Council for first reading
- **June 2, 2021**—Target for public hearing
 - City will send notices of public hearing once date is confirmed
- **June 21, 2021**—Earliest Council may approve the plan
- City will update the plan if more up to date environmental or infrastructure information is available before Council considers the plan for approval



Questions?

Thank you for attending the webinar!