

— Planning for Growth

Committee of the Whole Meeting
December 12, 2022

— Process —

Planning for Growth

Committee of the Whole (Dec 12, 2022)

Paying for Growth

Committee of the Whole (Jan 9 – 13, 2023)

Planning and Paying for Growth

Open House (Jan 16 – 20, 2023)

Southwest Borrowing

Public Hearing (Jan 23 – 27, 2023)

— Planning for Growth —

Three Questions

How we grow?

Where we grow?

When we grow?

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Traffic and Transportation

- Traffic
- Provincial Highways
- Walking
- Active Transportation
- Transit
- Parking

Economic

- Market
- Developers
- City Financial Impacts
- Regional Financial Impacts

Urban Design

- Landscaping
- Parking
- Neighborhood Design
- Site Design
- Building Design

Land Use

- Type
- Mix
- Density
- Location
- Market

People

- Neighbors
- Special Interest Groups
- Owners
- Politicians
- Communication

Social

- Transient Residents
- Homelessness
- Housing as right
- Access to basic services

Hazards

- Railways
- Methane
- Floodplains
- Rivers
- Impacted/Contaminated Sites

Servicing

- Electrical
- Drainage
- Water
- Waste
- Solid Waste

Environment

- Groundwater
- Water Rights
- Wetlands
- Species at Risk
- Soils
- Aggregate



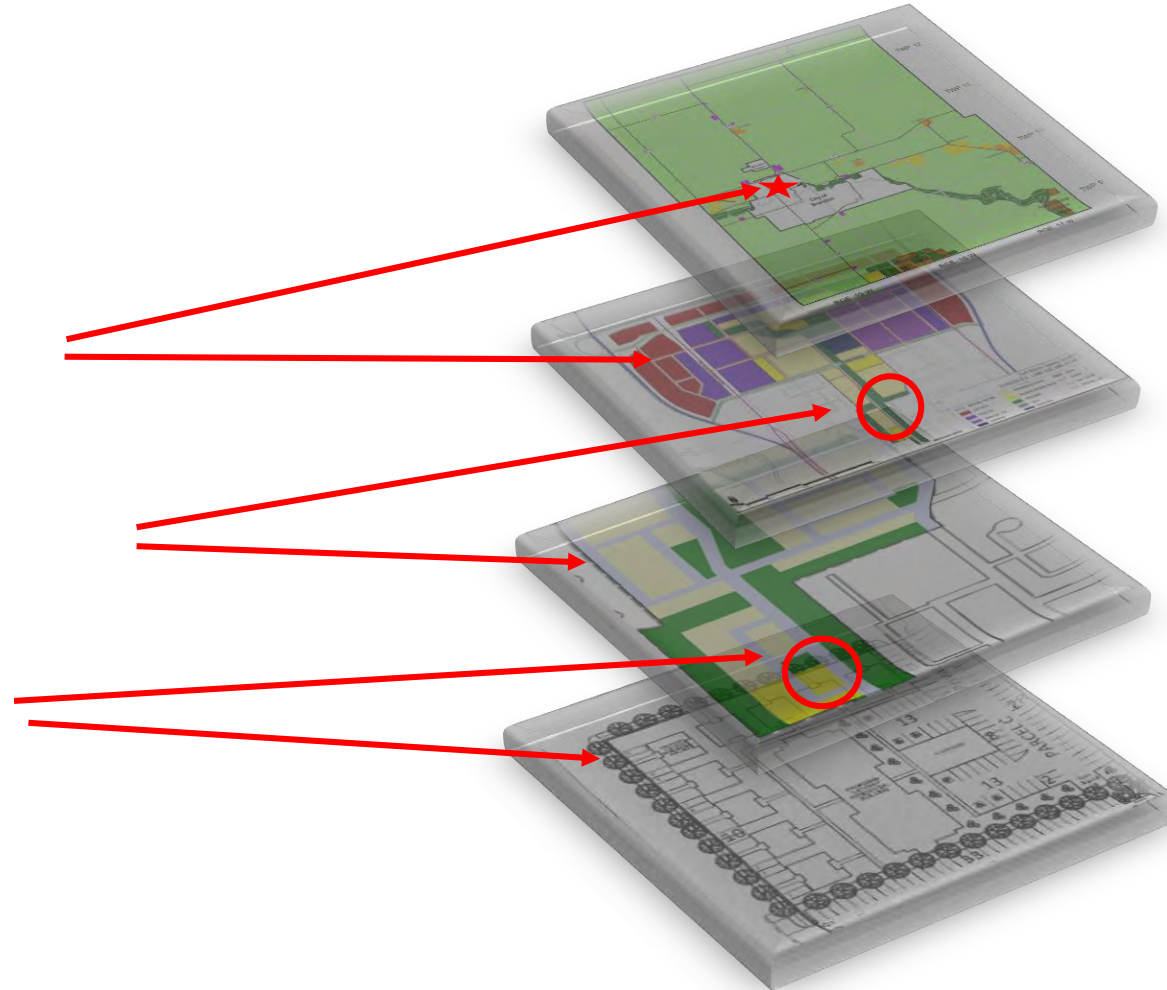
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Region/City

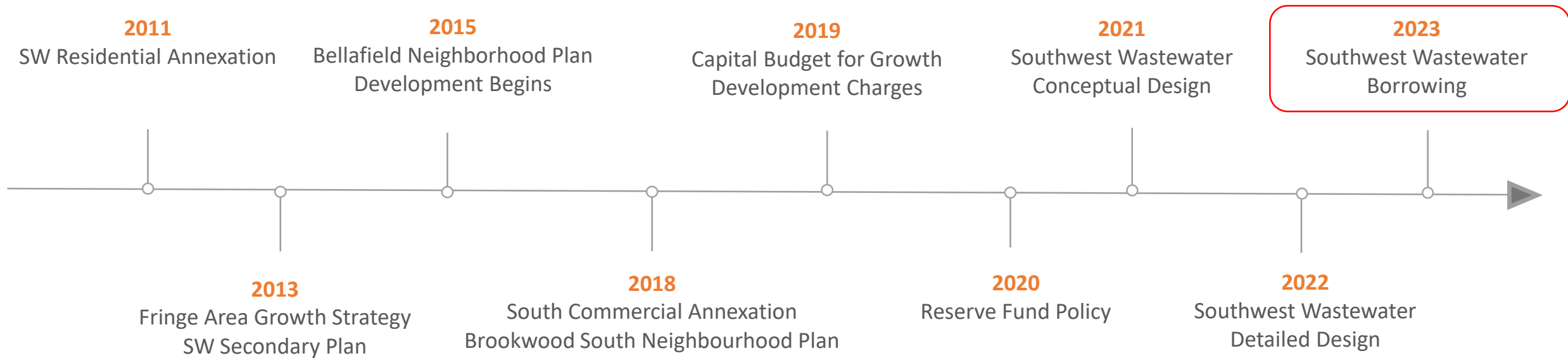
Area

Neighborhood

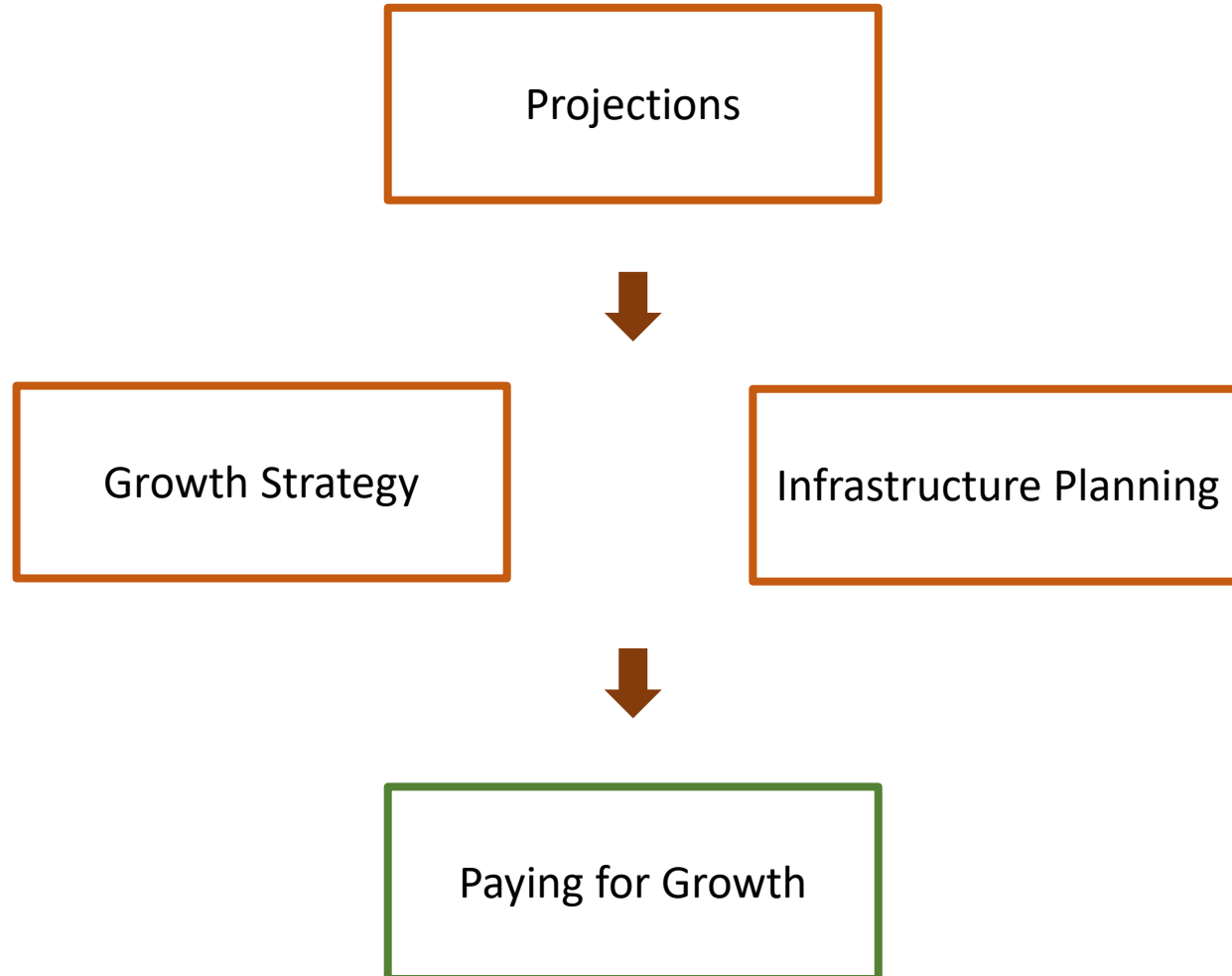
Site



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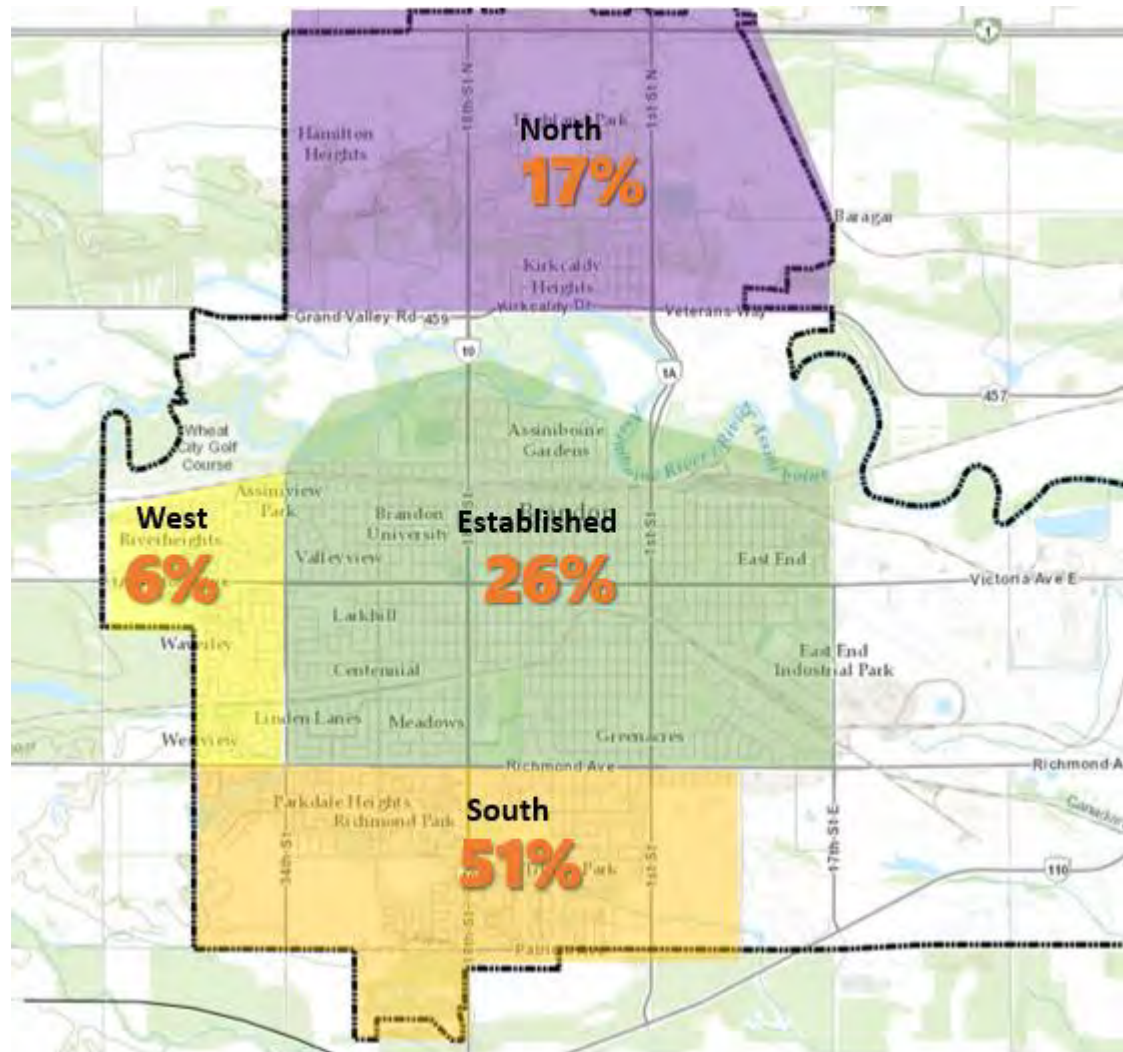


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Planning for Growth

Historical Growth (10 year)

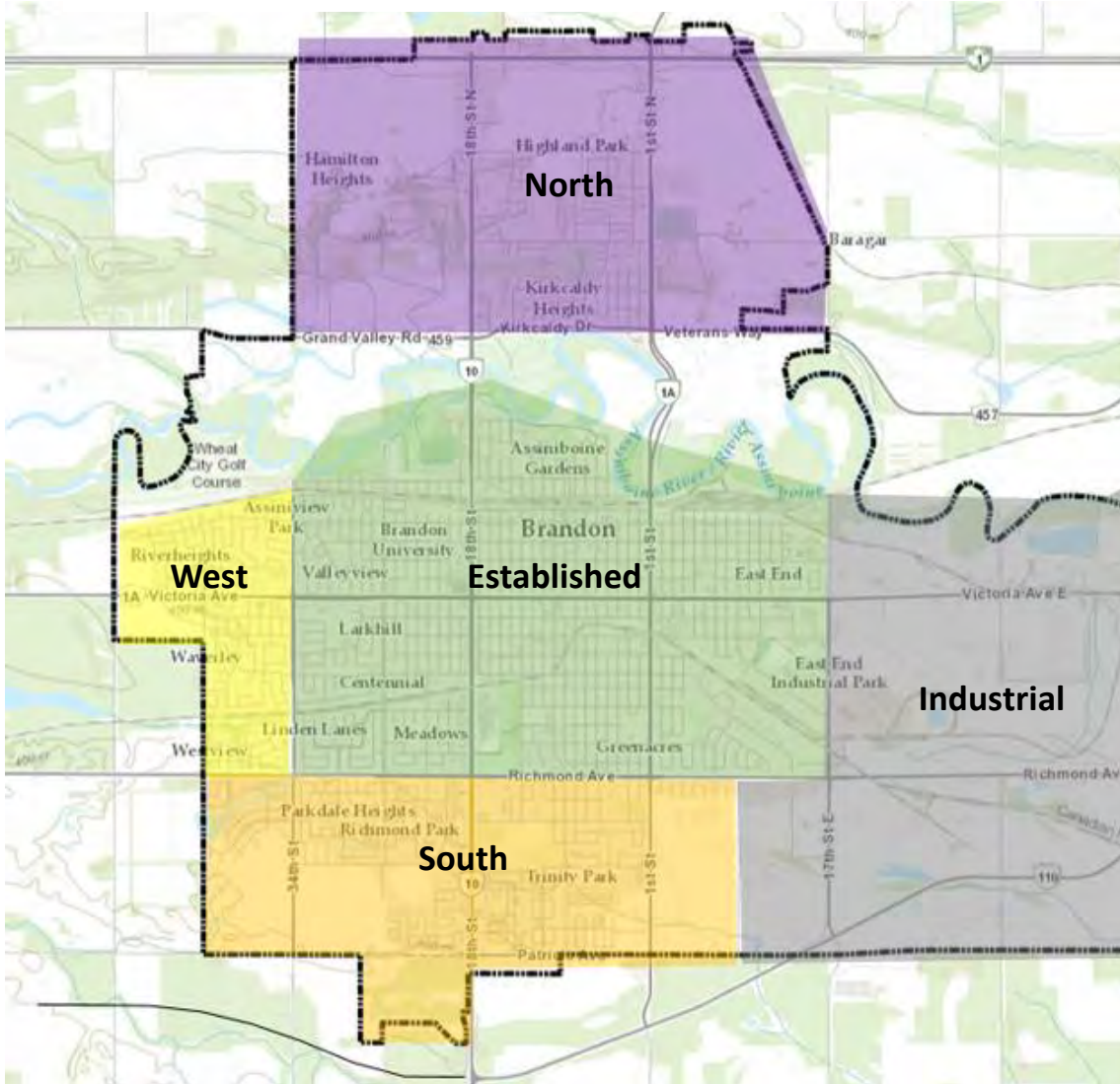


Total Residential

- 2,927 units
- 769 Established
- 1498 South
- 500 North
- 162 West

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Projections (30 year)



Total Population
63,000 – 65,000

Total Residential
7,700 to 8,000 Units

Total Commercial
2.5 to 2.75 million Sq. Ft.

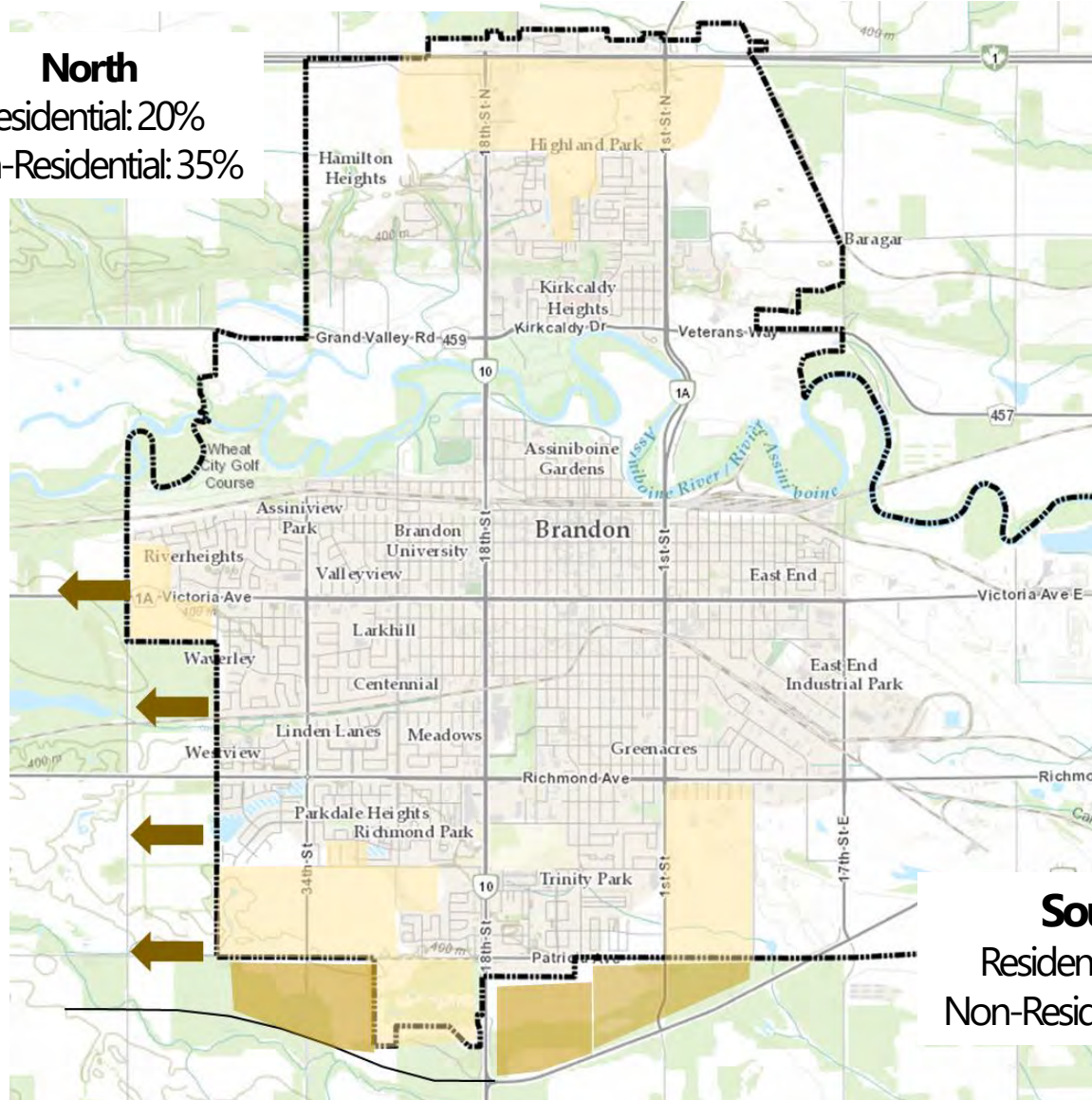
Total Industrial
900,000 to 1 million Sq. Ft.

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Emerging Area Growth Strategy

North
Residential: 20%
Non-Residential: 35%

West
Residential: 5%
Non-Residential 5%



Designated Lands in City

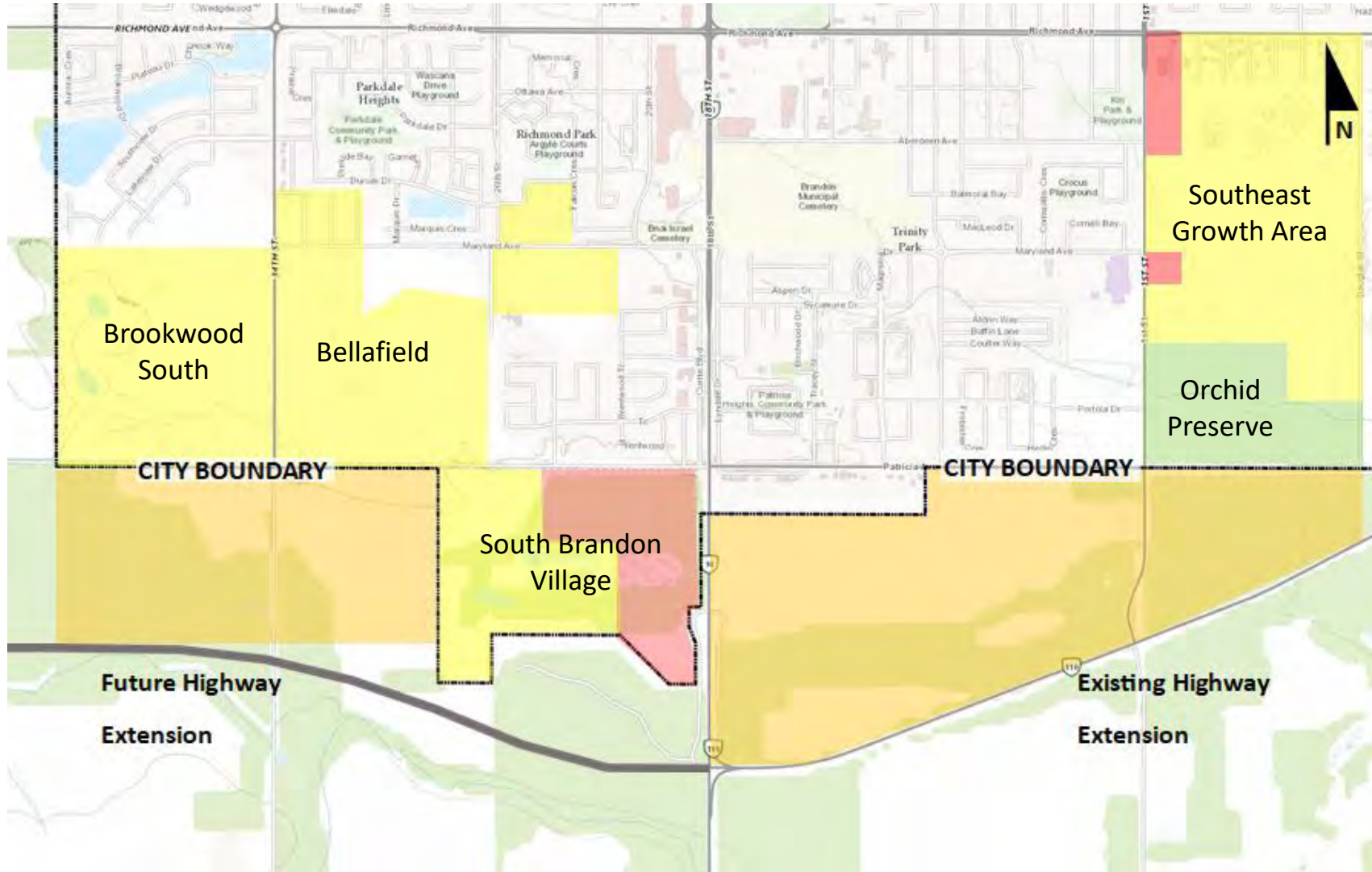
Potential Expansion Lands (30-50 years)

Expansion Direction (50+ years)

South
Residential: 75%
Non-Residential 60%

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South Brandon



South Growth Area

Residential Lands

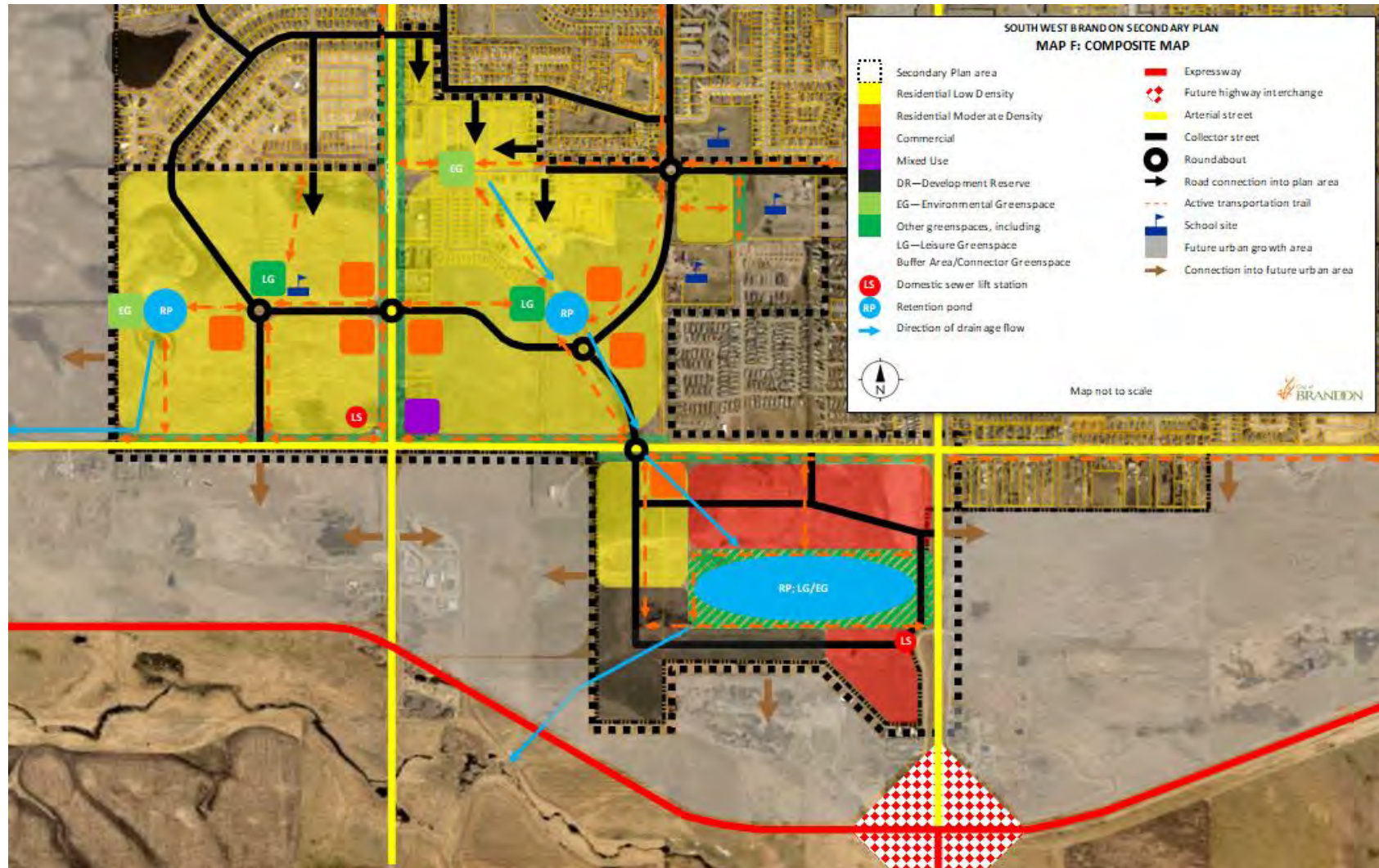
Commercial Lands

Greenspace Lands

Potential Lands

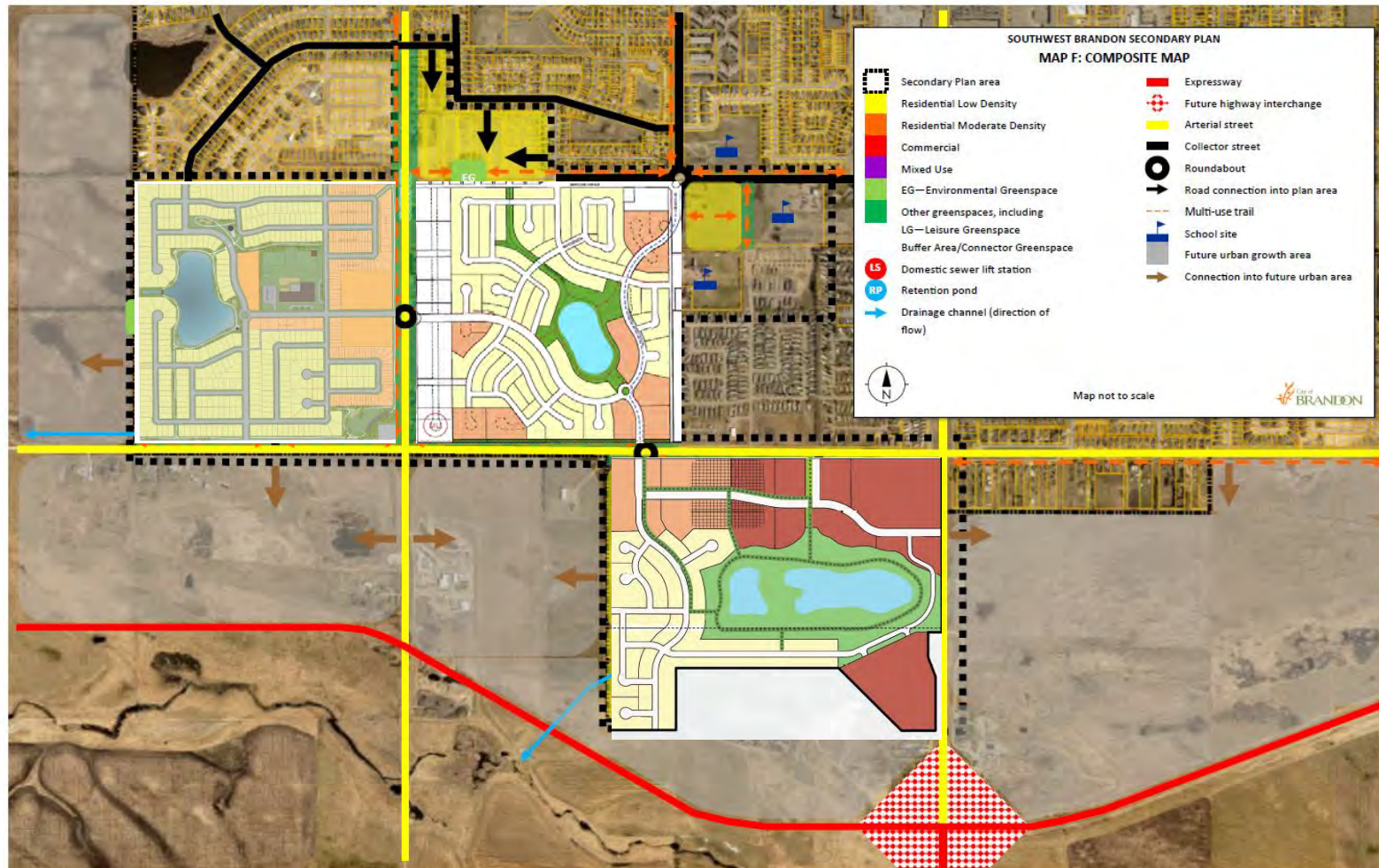
Planning for Growth

Southwest Brandon



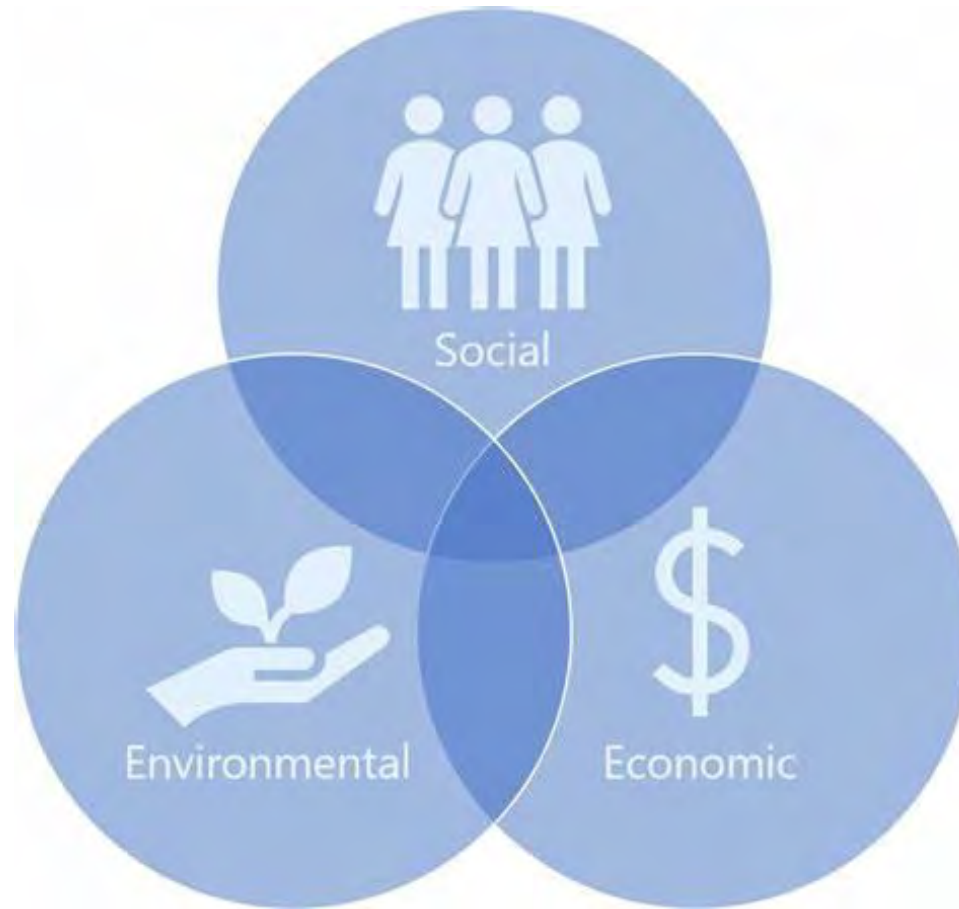
Planning for Growth

Southwest Brandon



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Economic Impacts



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Economic Impacts

Background

- **Established Economic Development Strategic Priority**
 - Supports Brandon's role as 2nd largest City in MB & retail hub for ~ 200,000 people
 - Reduce municipal reliance on residential tax revenue
 - Optimize tax revenue (higher portioning for commercial properties)
 - Generate jobs and economic activity
- **Need**
 - Land suitable for regional retail not available in Brandon
- **Third Party Economic Impact Assessment Completed**
 - Construction jobs and economic activity
 - Operational jobs and economic activity

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Economic Impacts

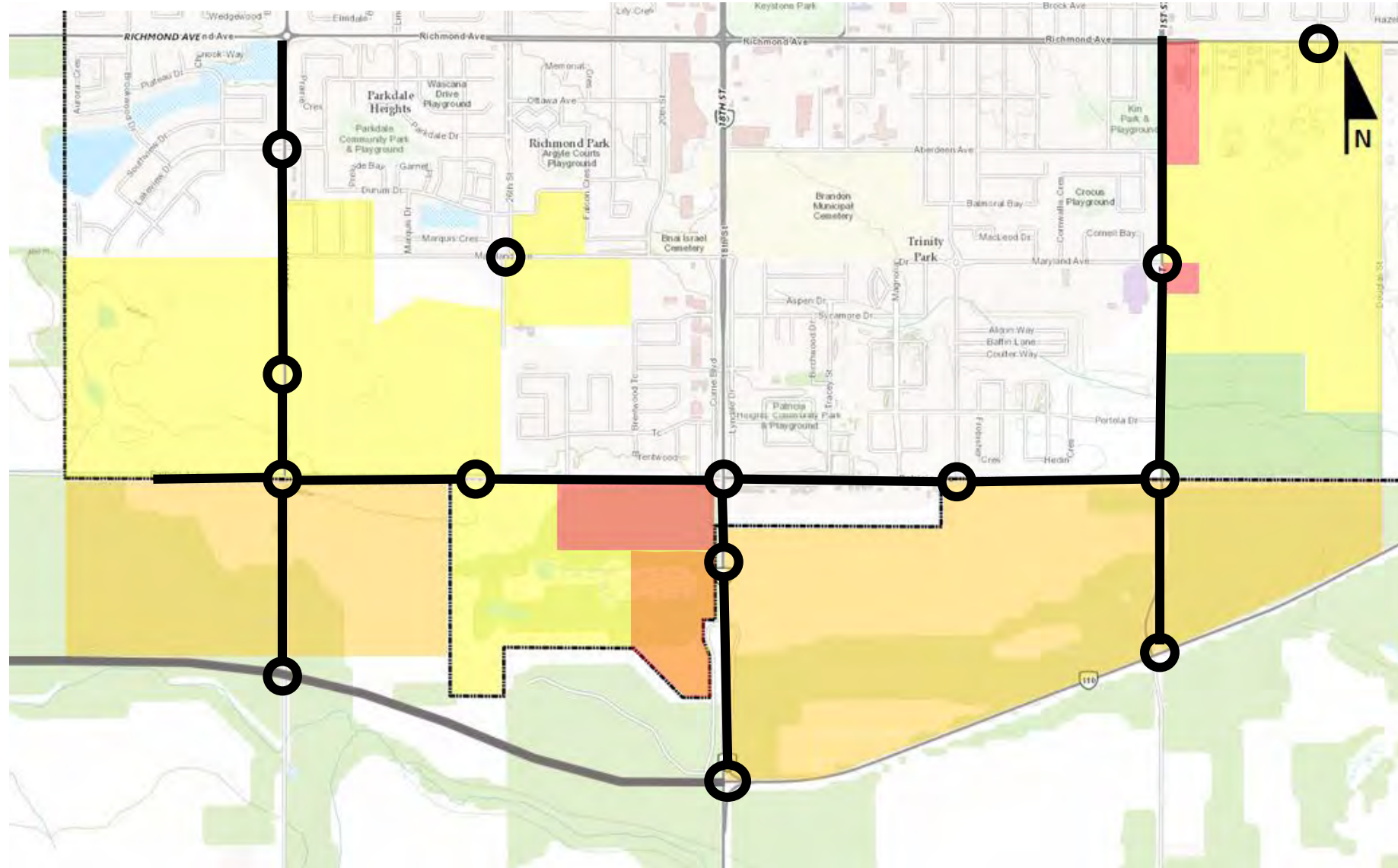
Why Regional Retail Matters

- Attracts other retail
- Reduces retail leakage
- Employment
- Local revenue (taxes, fees, sales of services, etc.)
- Positively impacts quality of life
- Contributes to ability to attract labour from outside Brandon
- Strengthens Brandon's brand as an urban centre

Questions

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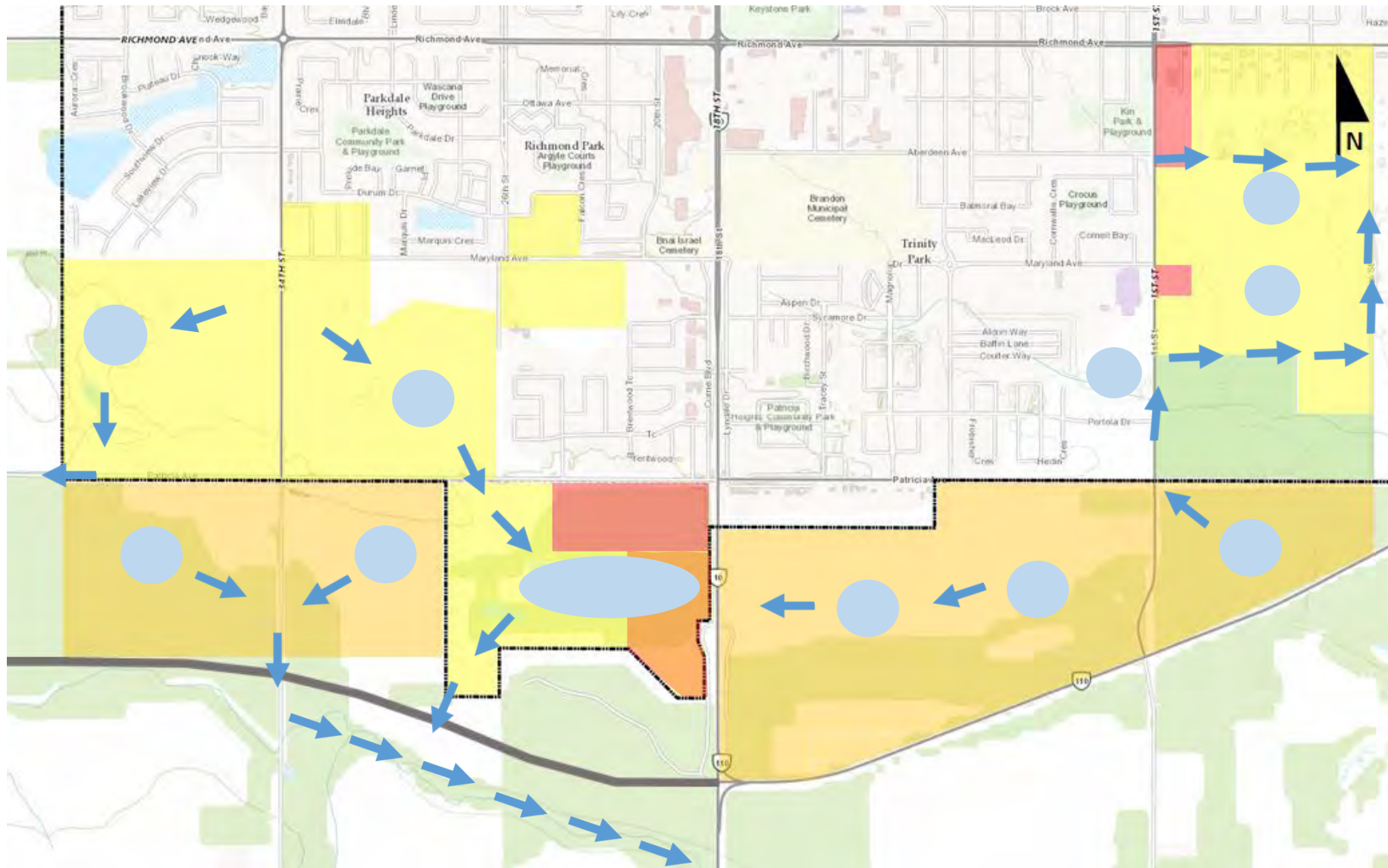
Transportation



- Intersections
- Roads

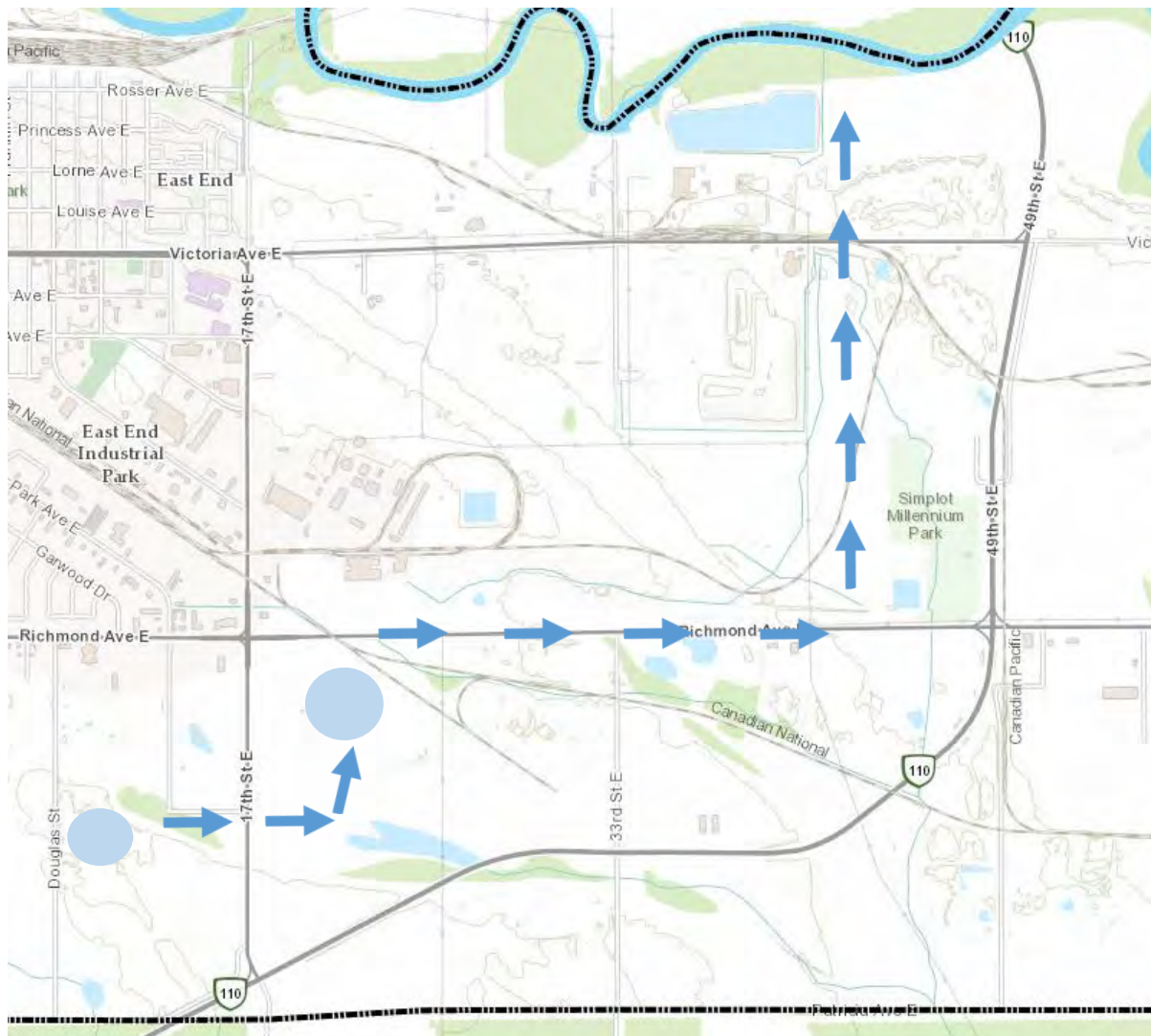
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Land Drainage



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Land Drainage



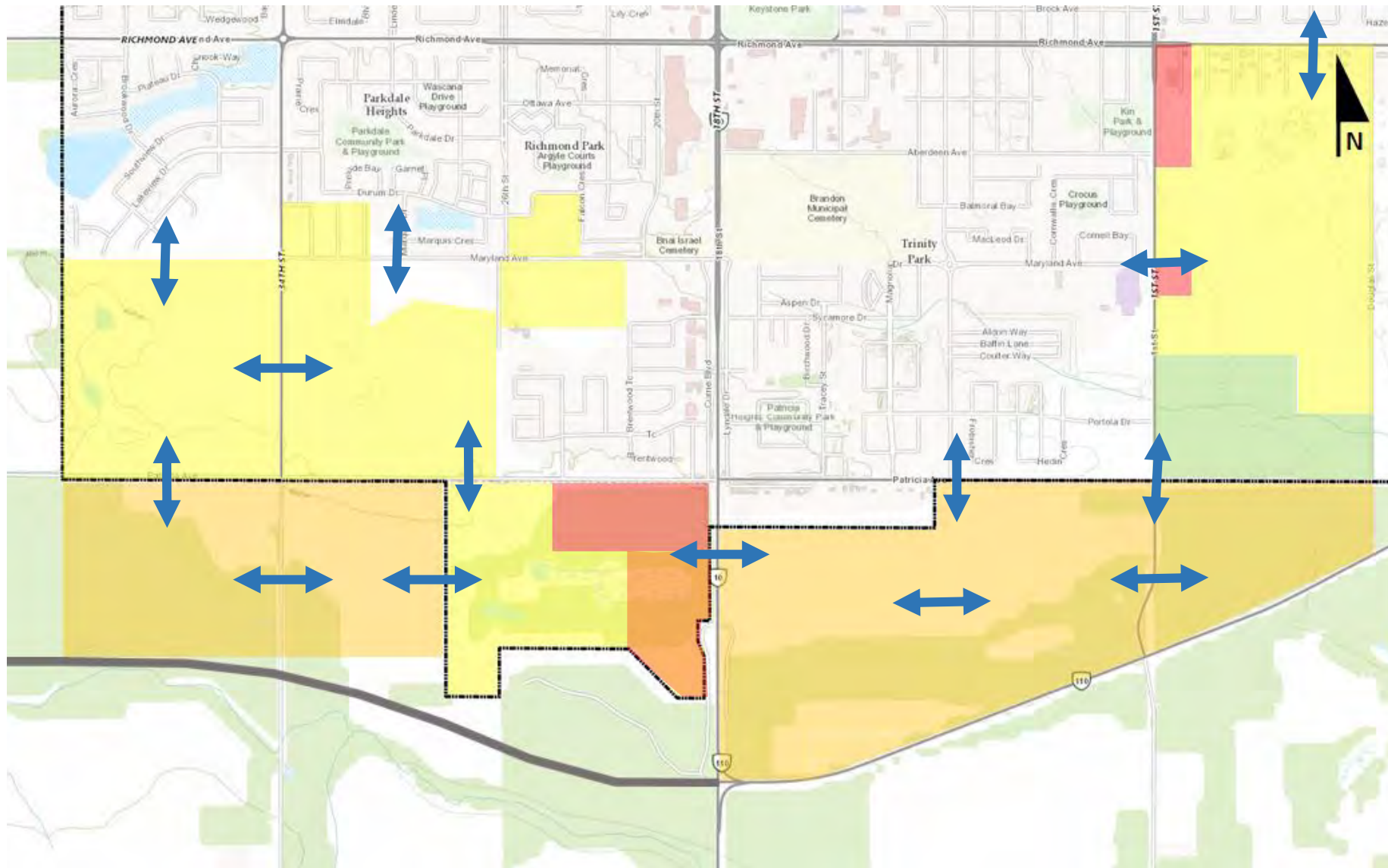
Pond



Outflow

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Water

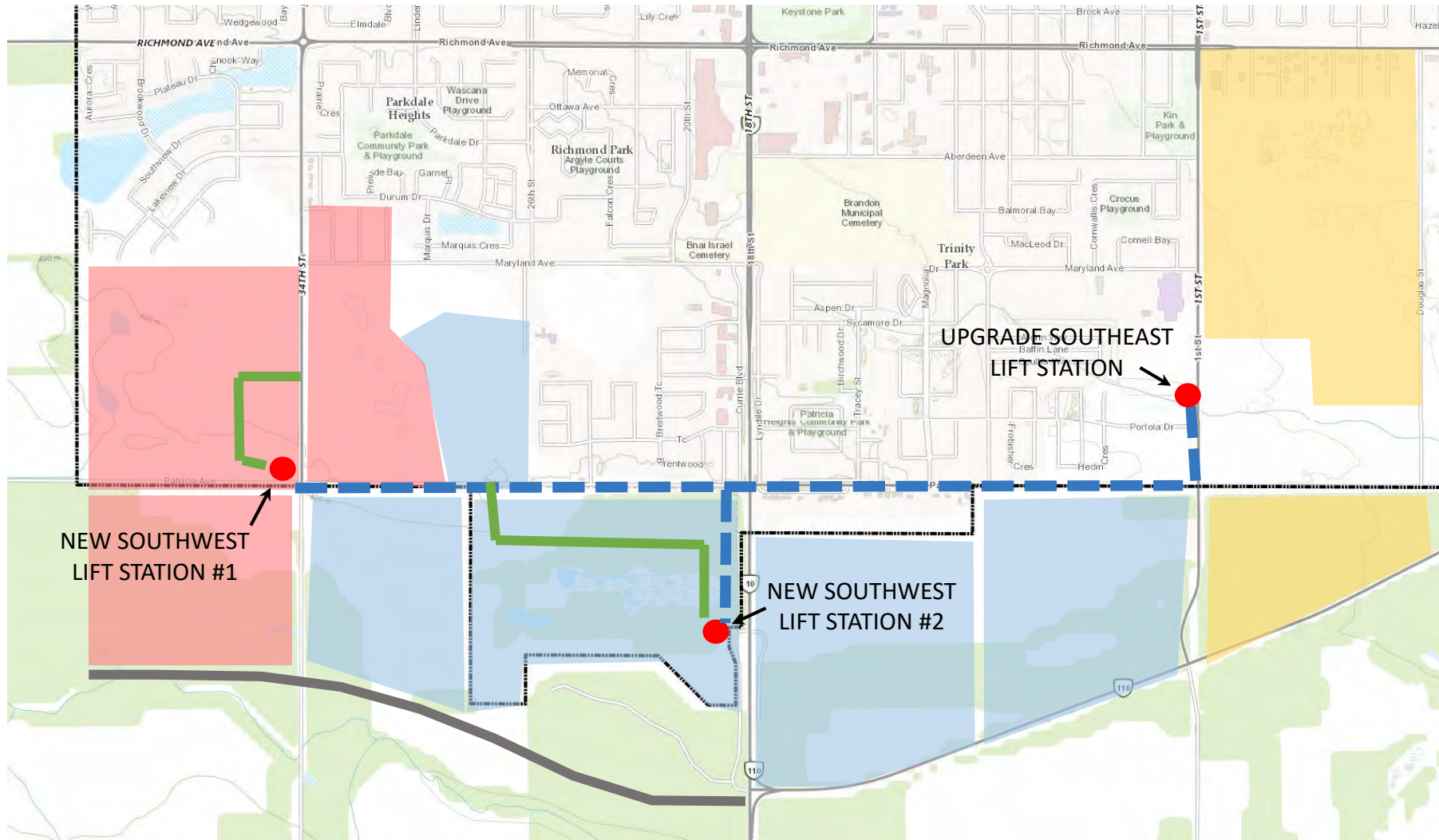


Water Connections



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Wastewater



Lift Station



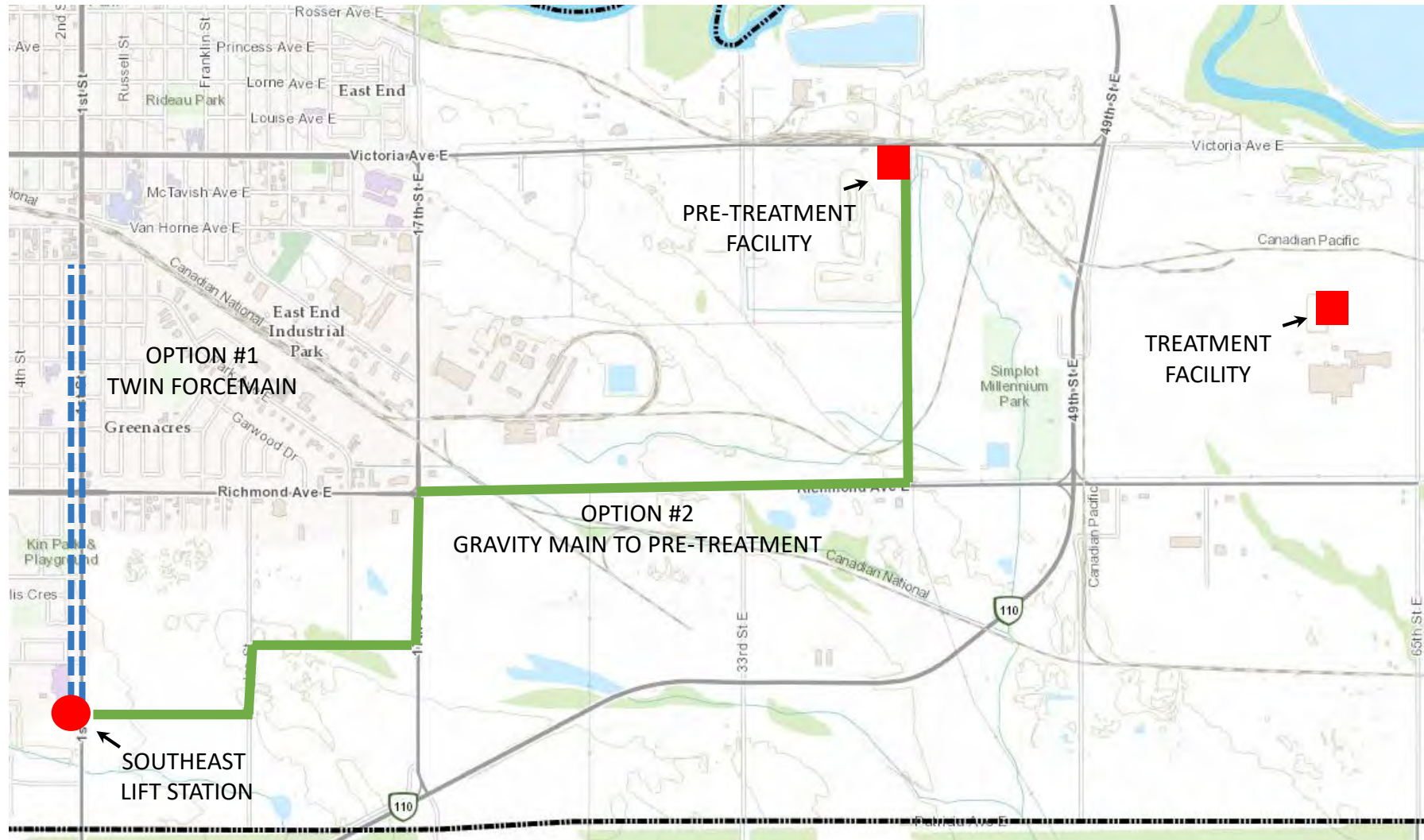
Forcemain



Gravity main

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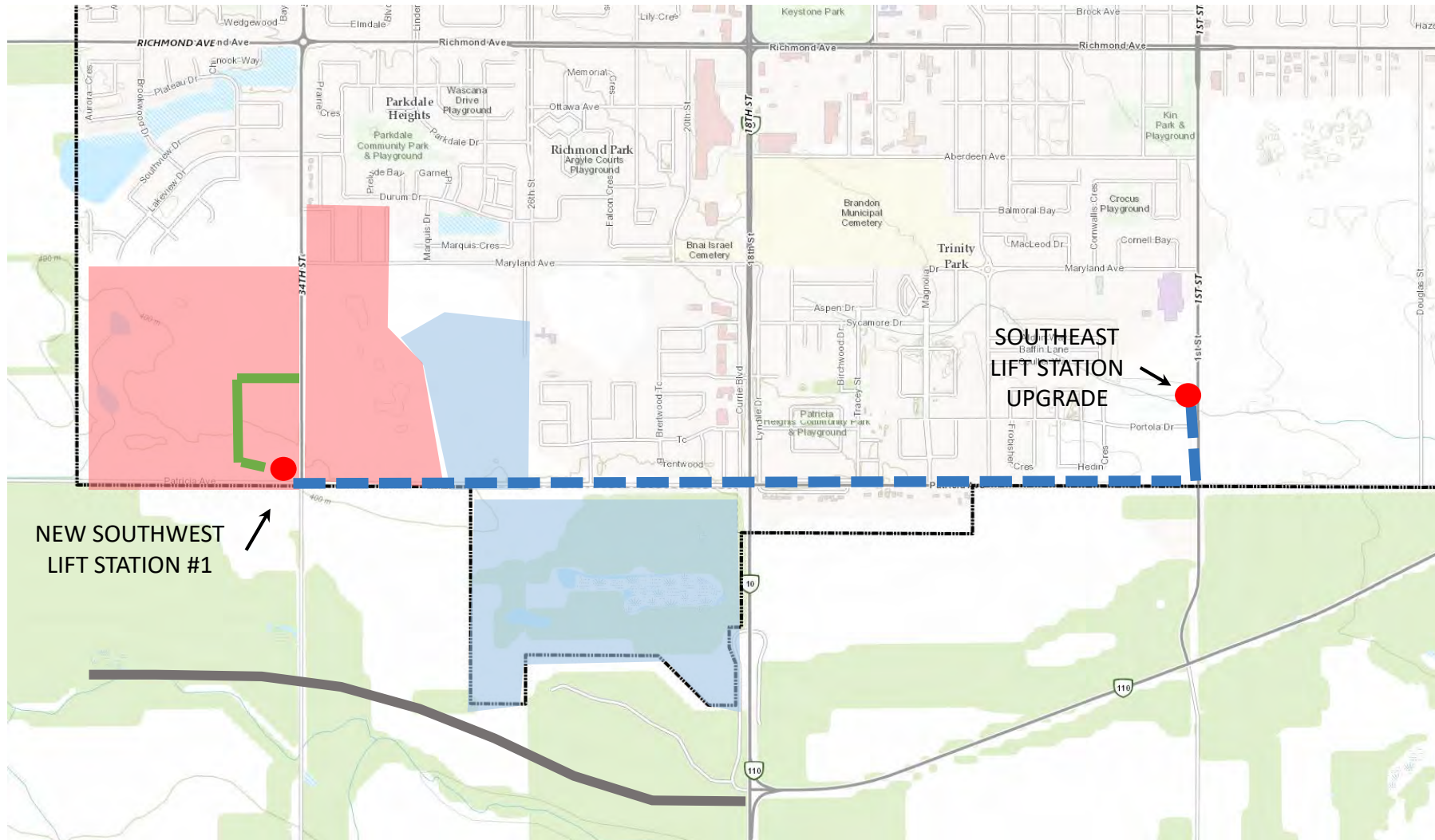
Wastewater



- Treatment Facility
- Lift Station
- Forcemain
- Gravity main

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Wastewater – Phase 1



Lift Station



Forcemain



Gravity main

Planning for Growth

Wastewater – Phase 2



Lift Station



Forcemain



Gravity main

Questions

— Next Steps —

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