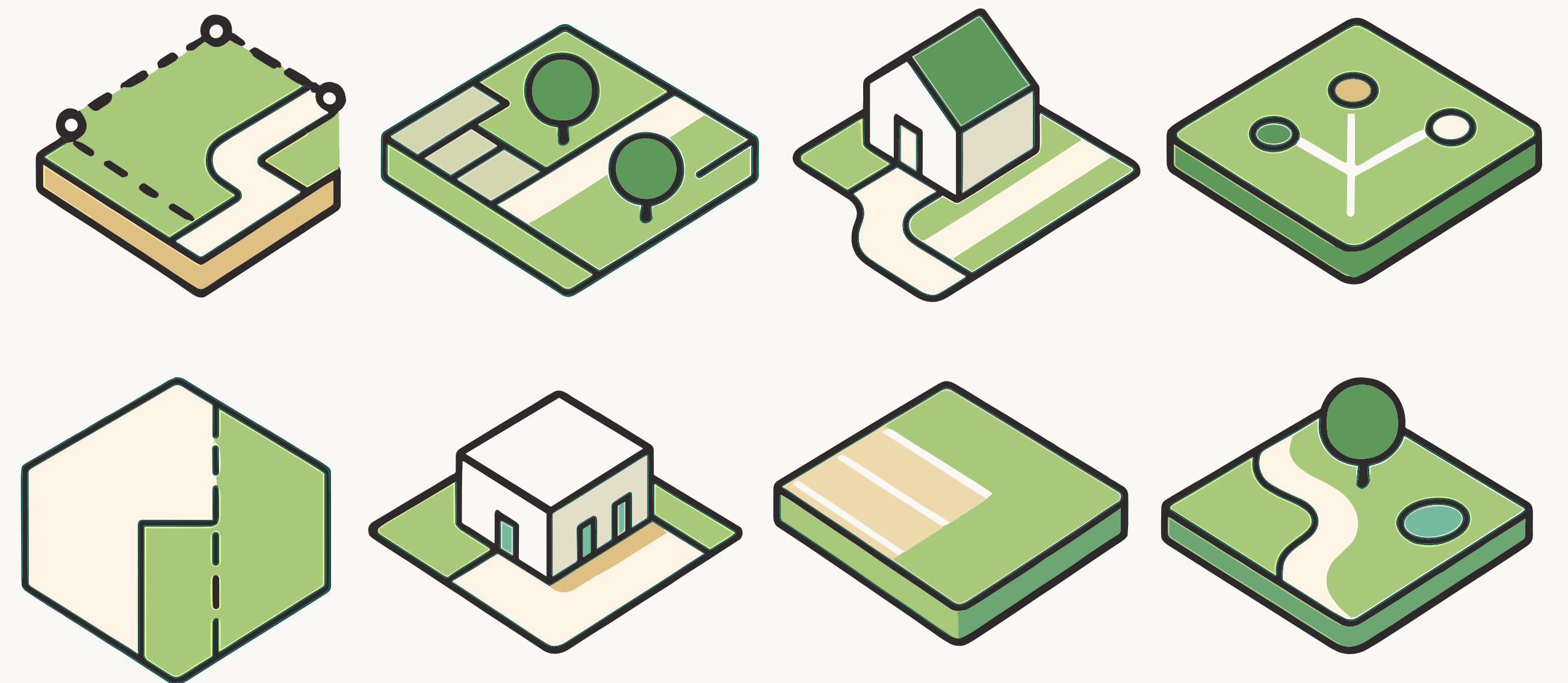


# Welcome

South Village Neighbourhood Plan

Public Open  
House

August 2025



The purpose of today's open house is to:



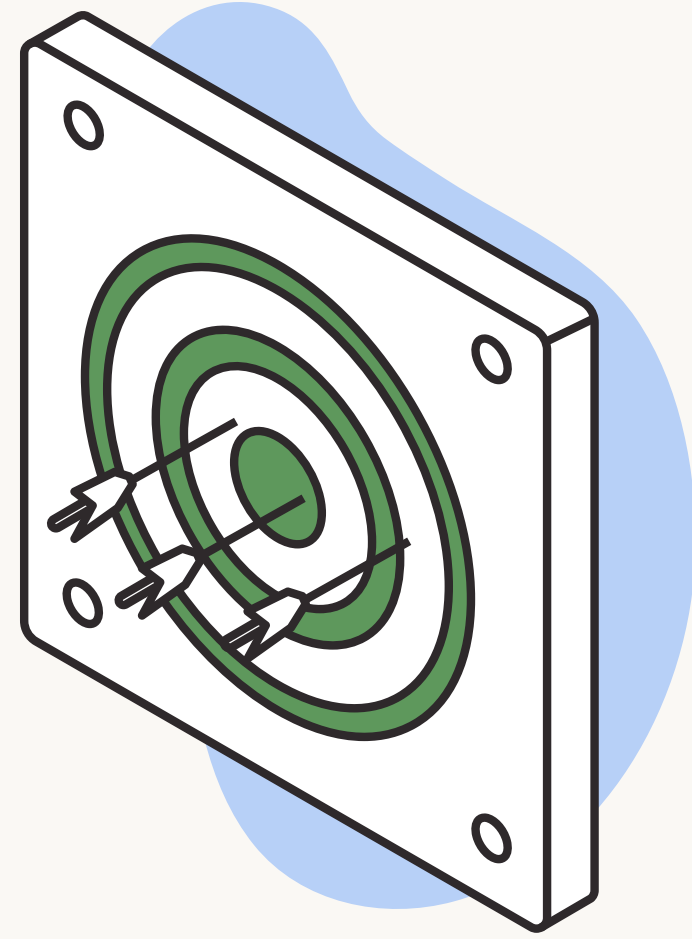
Present the South Village  
Neighbourhood Plan



Provide you with the  
opportunity to ask  
questions



Obtain feedback on the  
direction of the plan



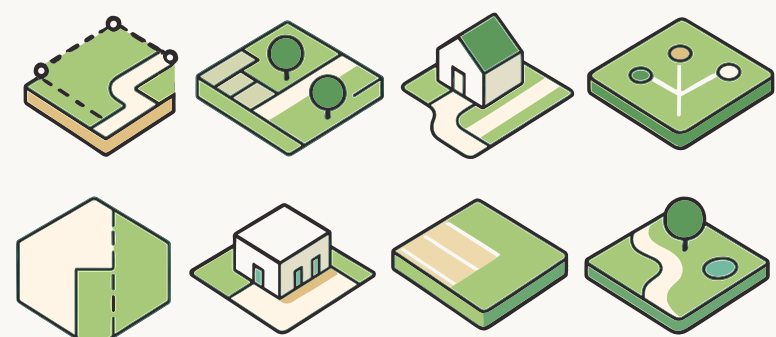
The purpose of the neighbourhood plan will be to guide development in the area, in accordance with Brandon's City Plan and the Southwest Brandon Secondary Plan.



WSP was retained by VBJ Developments to develop a neighbourhood plan for their South Village lands at the southwest edge of Brandon.

## Who is WSP?

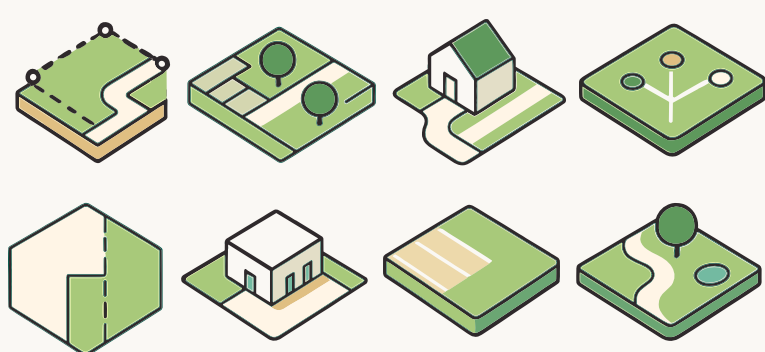
WSP is a recognized planning, engineering and project management consulting firm. Our Planning, Landscape Architecture and Urban Design department in Winnipeg offers a wide range of services provided by a diverse team of professionals.



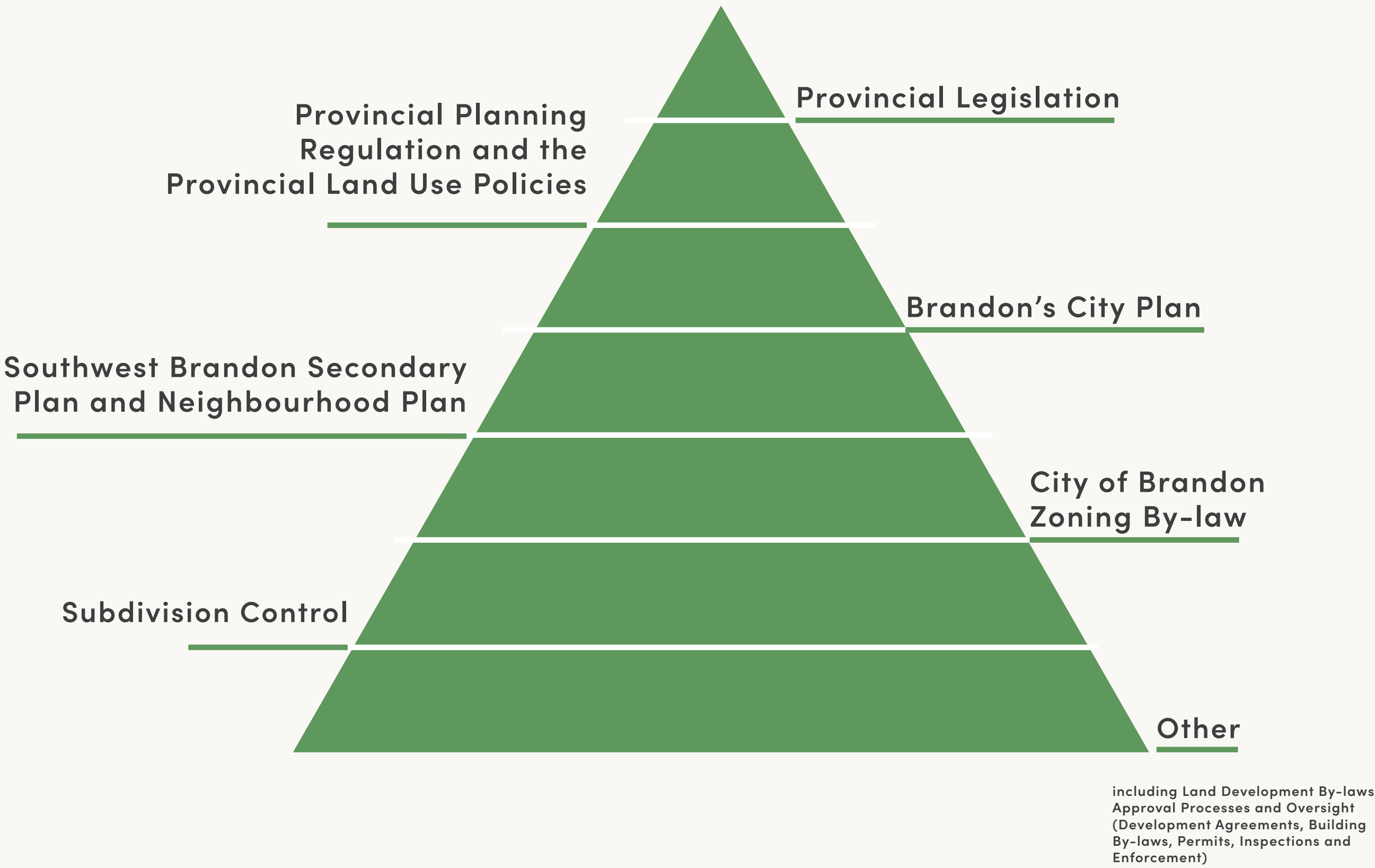




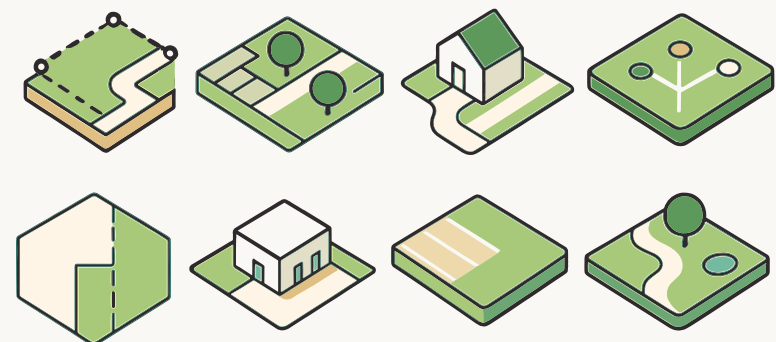
The plan area includes approximately 169 acres of land located southwest of the intersection of Provincial Trunk Highway 10 and Patricia Avenue in the City of Brandon.



The Province of Manitoba, through **The Planning Act**, sets the legislative framework for provincial and local land use planning.



**Brandon's City Plan** sets high level land use designations and policies and the **Southwest Brandon Secondary Plan** and this neighbourhood plan provide more details on land uses and development direction in the area.



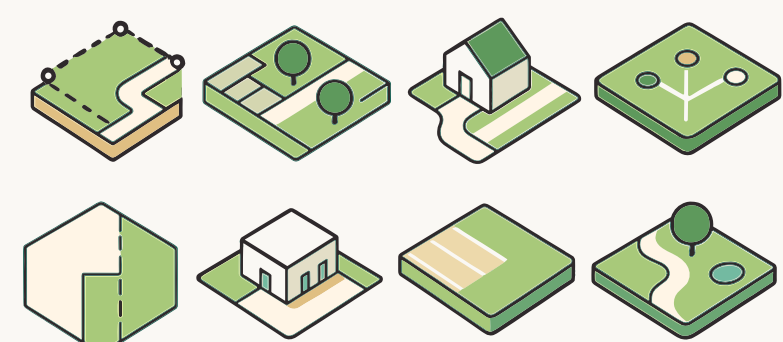




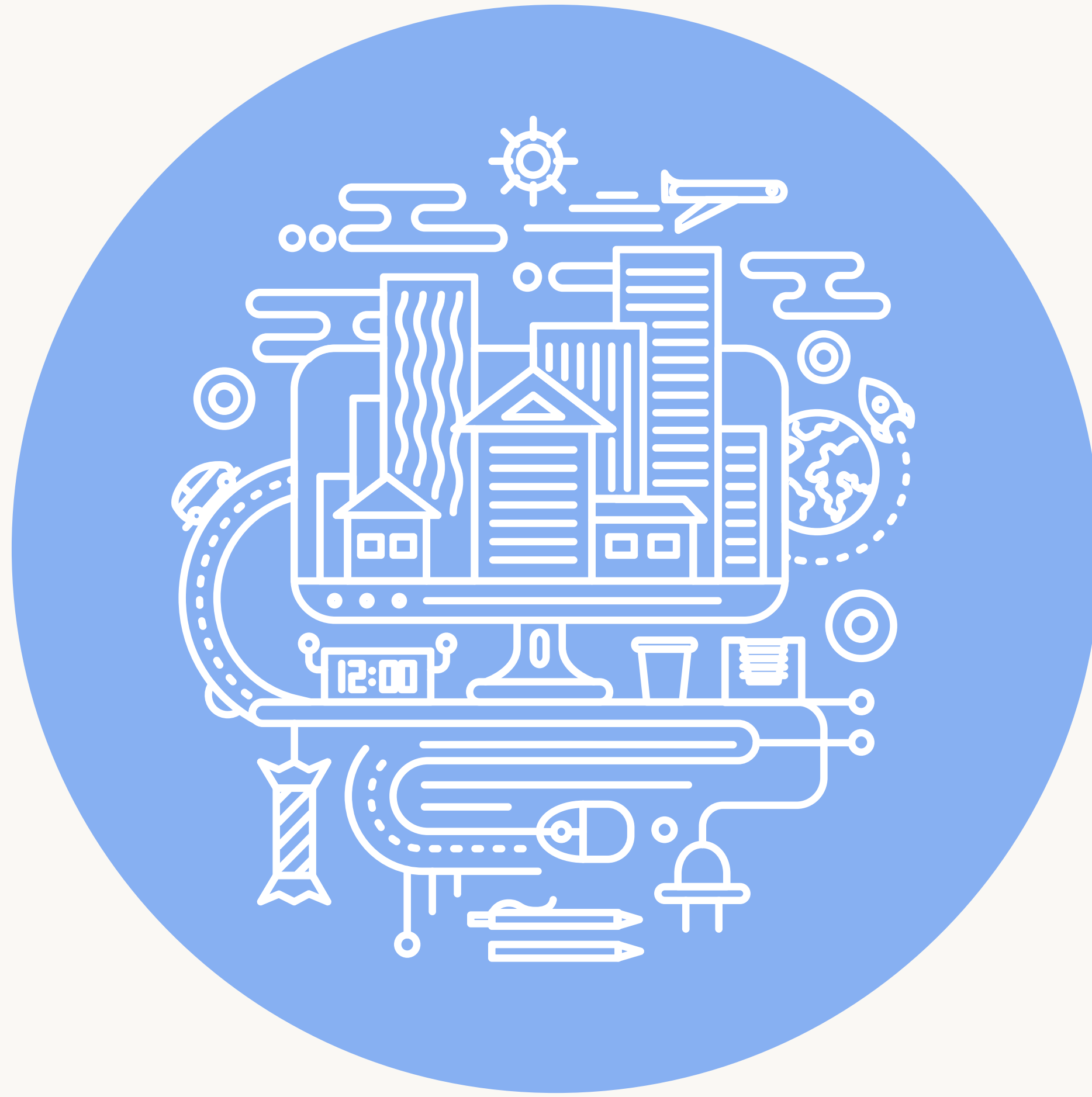
Brandon's City Plan identifies the plan area as **an emerging urban area** and the Southwest Brandon Secondary Plan applies.

The secondary plan map identifies residential, regional commercial, parks/open space and development reserve lands as future land uses in the plan area.

Southwest Brandon Secondary Plan Land Use Map



# What is a Neighbourhood Plan?

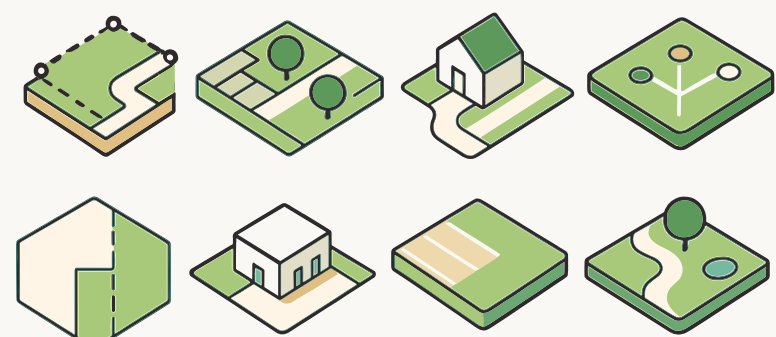


A neighbourhood plan is a policy document the City of Brandon uses to help guide future development of a specific area.

A neighborhood plan provides more specific policies for an area where more **detailed directions for land use, infrastructure, transportation, environmental protection, building standards, urban design or similar matters** are needed.

The neighbourhood plan must be generally consistent with Brandon's City Plan and Southwest Brandon Secondary Plan.

Neighbourhood plans are adopted by the City of Brandon by resolution.

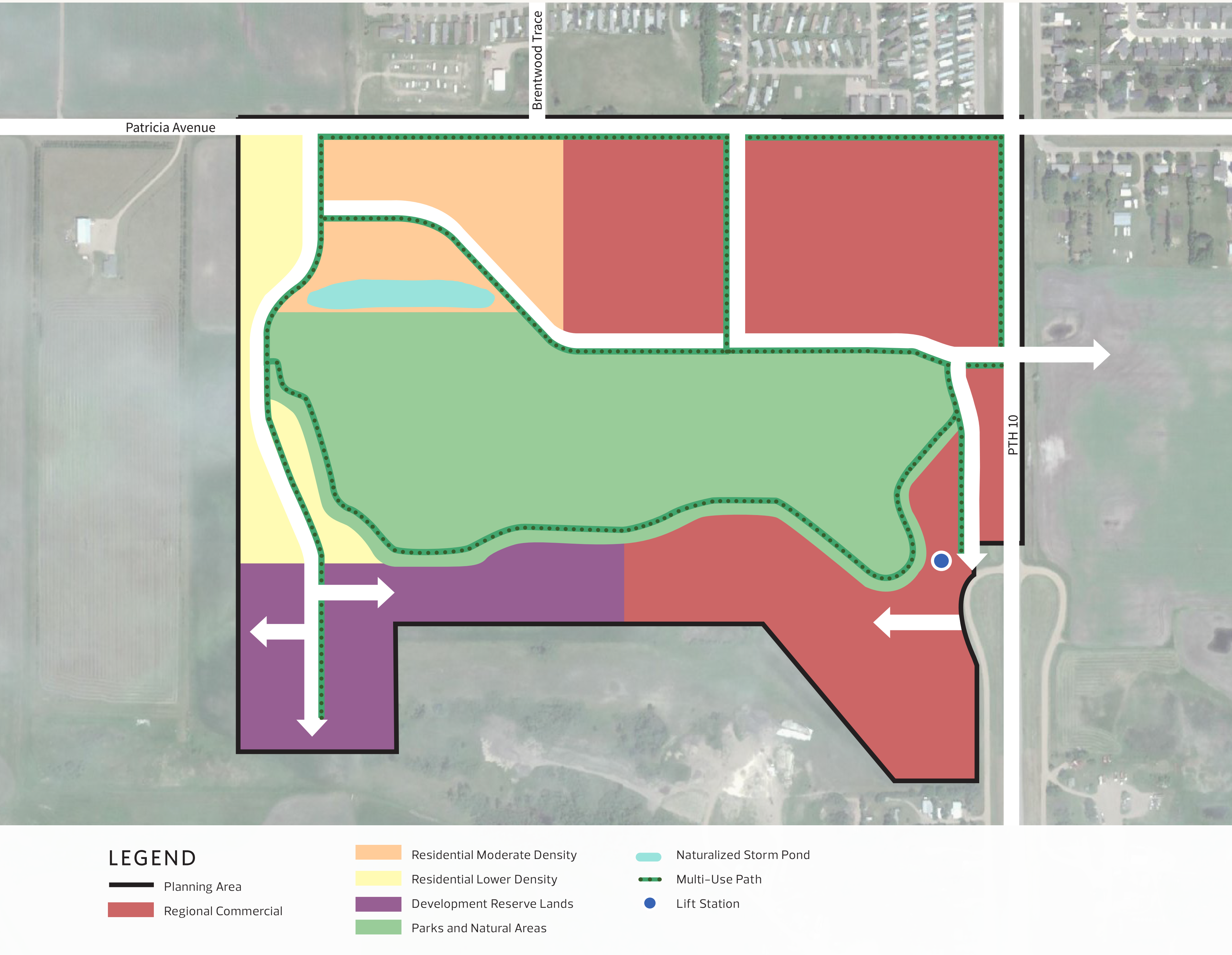


The plan is designed to create a walkable, mixed-use neighbourhood to include residential and commercial regional retail development, with good street and trail connections within and to adjacent neighbourhoods.

A focal point of the neighbourhood is a land drainage lake, significant wetland and trail system that interconnects a variety of active and passive recreational facilities and links the neighbourhood to the surrounding area.







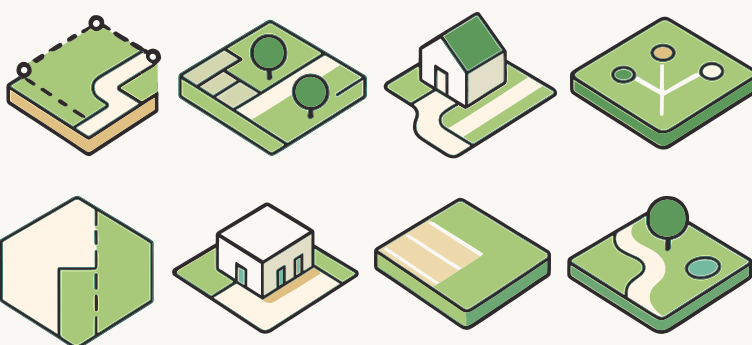
**Residential Lower Density** is intended for lower density residential development, including detached, semi-detached, and duplex dwellings, as well as row housing and multi-unit (up to four) dwellings.

**Residential Moderate Density** is intended for moderate density residential development, including medium rise, moderate density buildings with multi-unit dwellings.

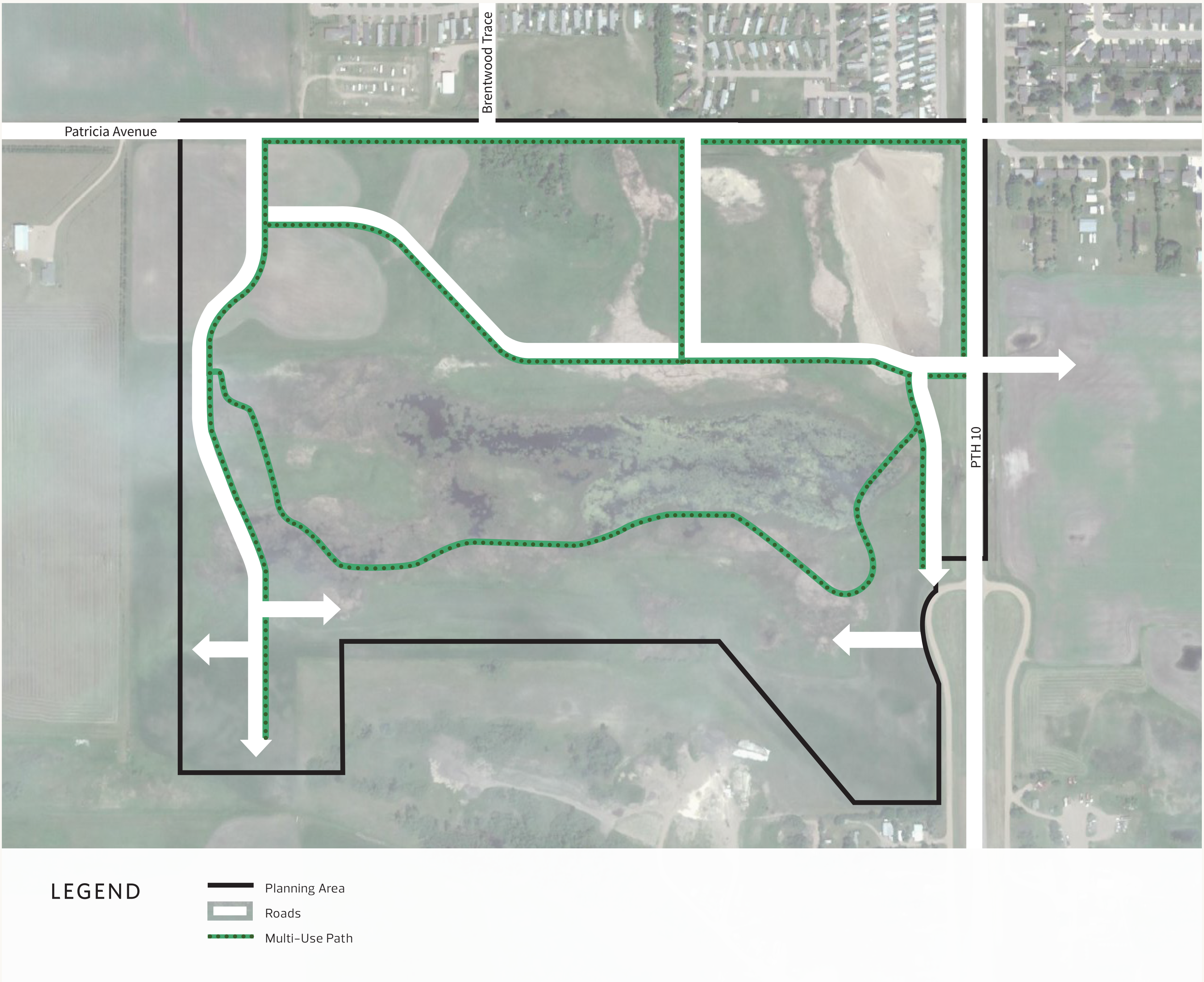
**Regional Commercial** is intended to accommodate larger scale commercial development, including those businesses serving the needs of the larger city market and travelling public. Mixed use (commercial and multi-unit dwellings) or principal multi-unit dwellings may also be permitted.

**Development Reserve** areas shall be protected for future development.

**Parks and Natural Areas** is intended to accommodate areas identified for parks and recreation purposes and for the conservation of the wetland.



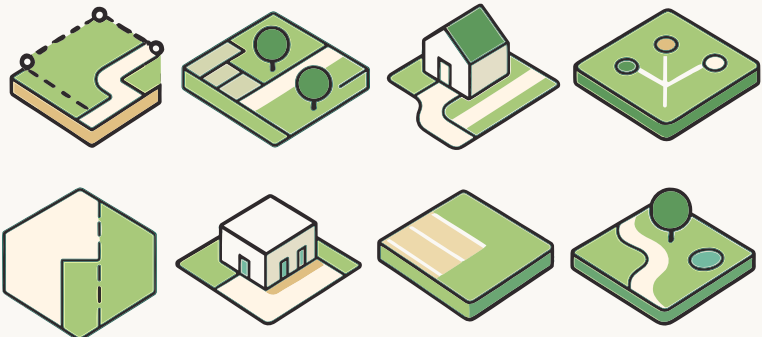




The plan area is serviced by a **collector street system that loops through the neighbourhood** to provide one collector road access to the east to PTH 10 and two collector road connections to the north to Patricia Avenue.

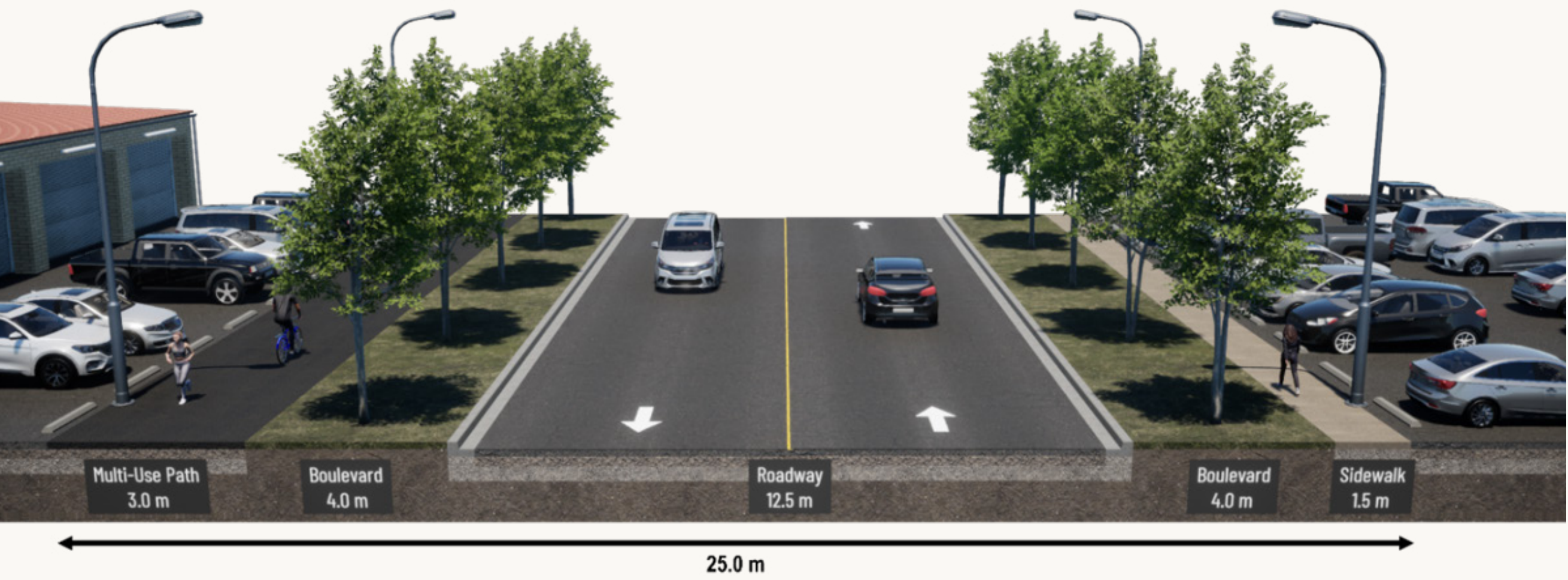
Future connections as Brandon continues to develop over time have been shown conceptually (arrows).

Roadways throughout the commercial areas may be a combination of private and/or public roads.



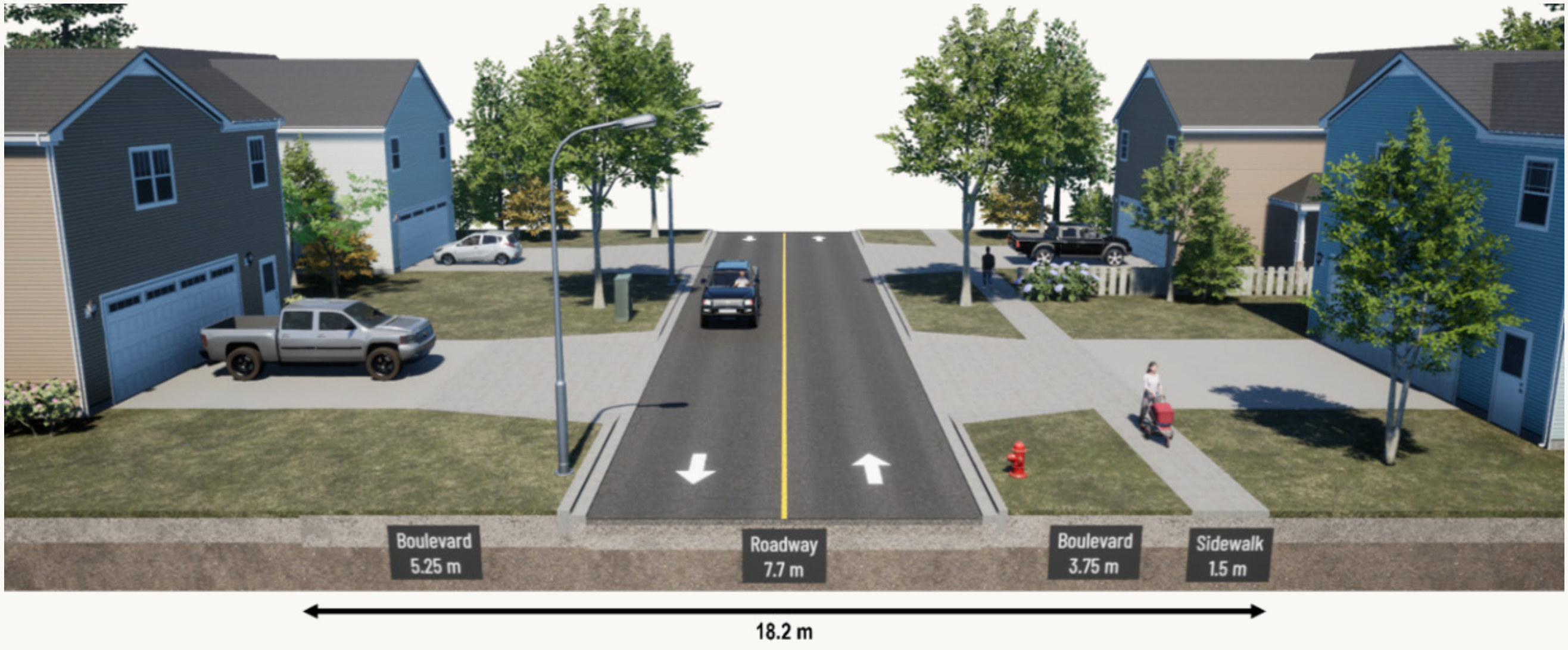


## Conceptual Collector Road Cross Section (Commercial)



**Collector roads** will have a multi-use pathway on one side of the street and a sidewalk on the opposite side.

## Conceptual Local Road Cross Section (Residential)

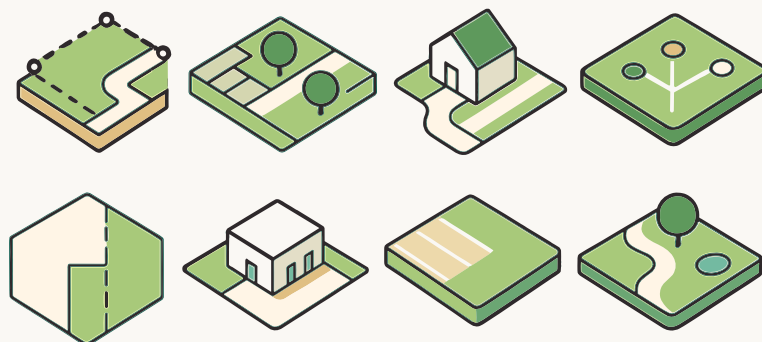


**Local roads** will have a sidewalk on at least one side of the street.

## Multi-use Pathway Network



The **multi-use pathway network** will focus on the wetland feature and provide connection points to the commercial area and future pathways.





# Open Space and Wetland

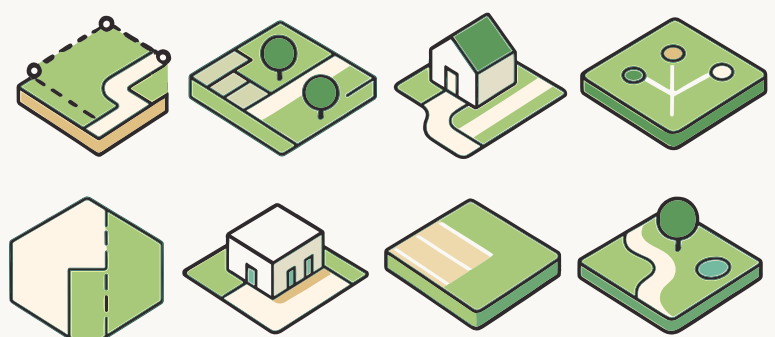


The neighbourhood-scale greenspace and recreational amenities will be **readily accessible to residents in the surrounding areas by bicycle or on-foot** via the trail network.

In addition to providing land drainage and riparian habitat, **the wetland serves as a focal point for both active and passive recreation.**

VBJ has engaged WSP engineers and Native Plant Solutions, creator of natural and sustainable landscapes, to ensure appropriate design of stormwater management and protection of the wetland.

Neighbourhood Greenspace Concepts





## Commercial Development Concepts



## Residential Development Concepts

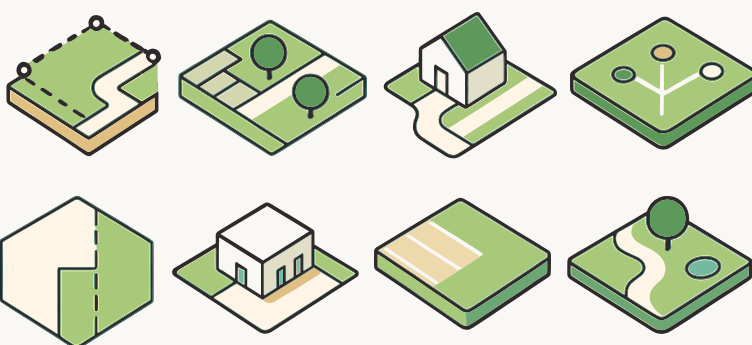


The **planning and design of commercial areas shall be pedestrian oriented, well-designed and include landscaping.**

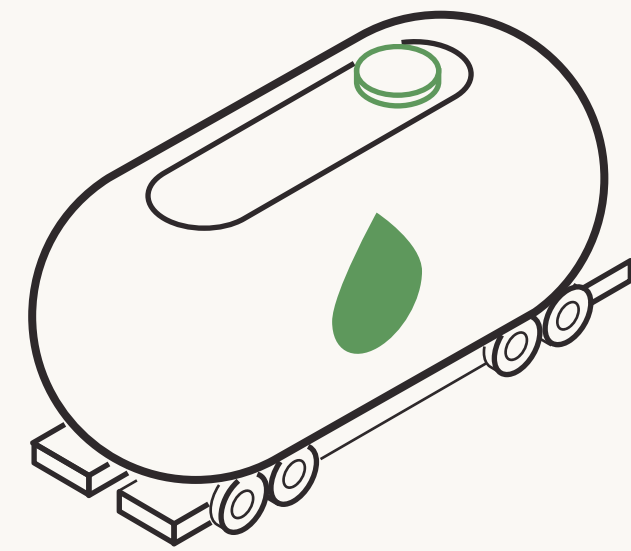
The planning and design of residential neighbourhoods will include variety in building types and architectural design considerations.

VBJ's team of in-house building and interior designers collaborate from the ground up to create marketable housing products.

Site plans and architectural designs of multi-family and townhouse product will conform to The City of Brandon Urban & Landscape Design Standards Manual.



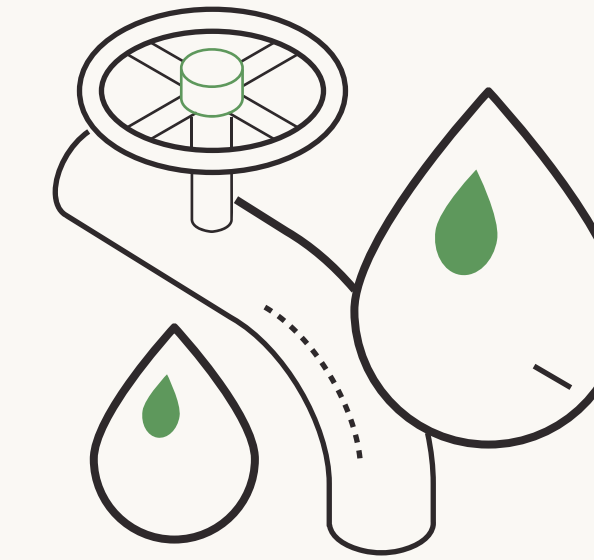




## Water Distribution

The plan area will be serviced via a water line along the north side of Patricia Avenue with connections at collector road accesses off Patricia Avenue.

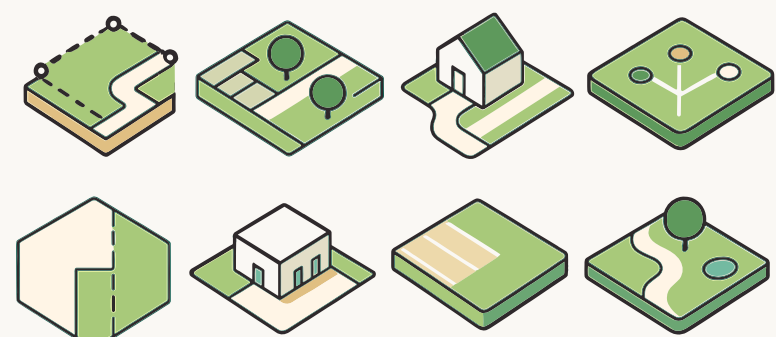
Extension of water distribution will be determined in conjunction with phasing of development.



## Wastewater Sewer

A lift station is being installed in the southeast corner of the plan area.

Wastewater servicing will extend north from the lift station through the development and connect into existing system at Patricia Avenue.





## Drainage

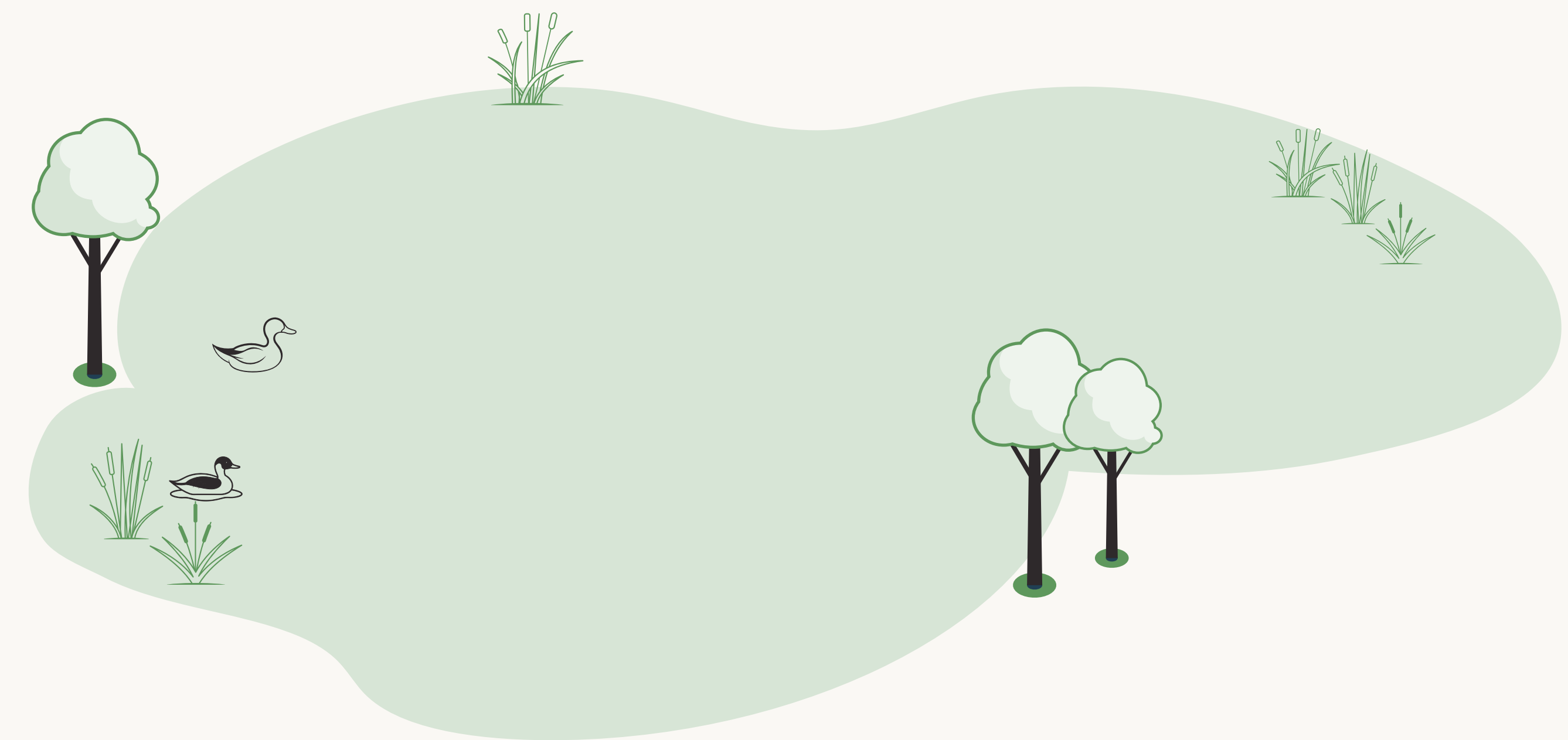
The **existing wetland is an important feature for local drainage** and stormwater management, and the plan preserves this wetland.

A naturalized stormwater pond is shown conceptually in the northwest of the plan area. The exact location and size of the pond will be determined during detailed design.

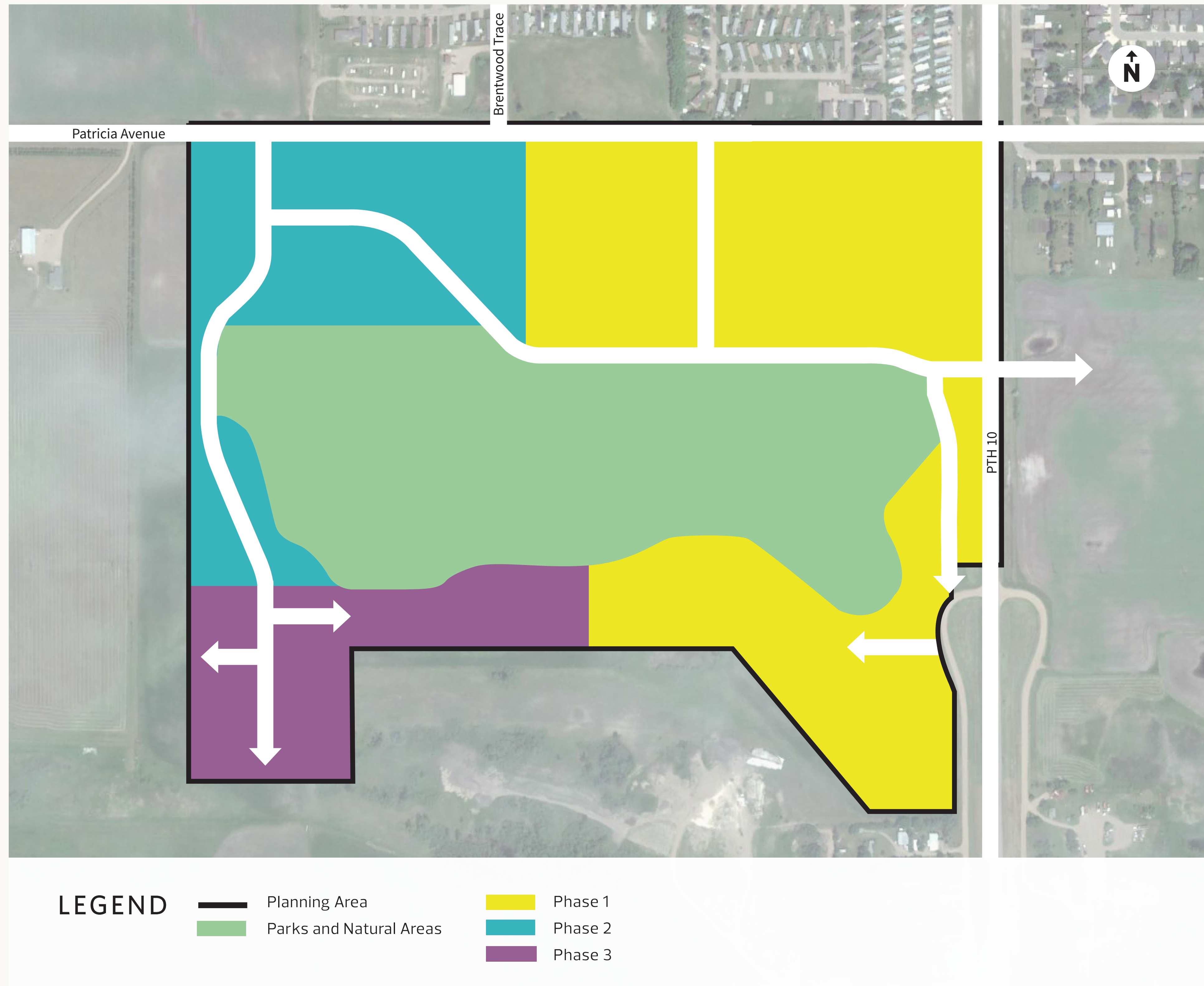
The naturalized stormwater pond will provide similar water quality functions as the wetland and will be designed in accordance with the City of Brandon's Naturalized Stormwater Pond Guidelines.

An engineered drainage outlet to manage the runoff from the overall plan area will also be required. This outlet would be to the Gun Club Coulee south of the plan area, via a piped outlet to the southwest corner of the plan area where the current wetland drains when it overflows.

Engineered drainage plans require approval from the City of Brandon and Province of Manitoba.



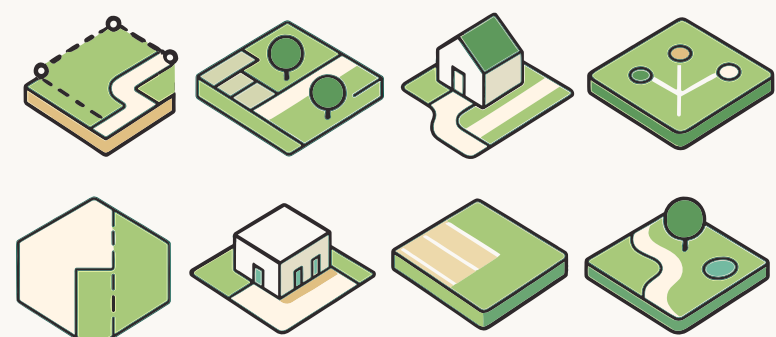
# Phasing



**The plan area will not be developed all at once.**

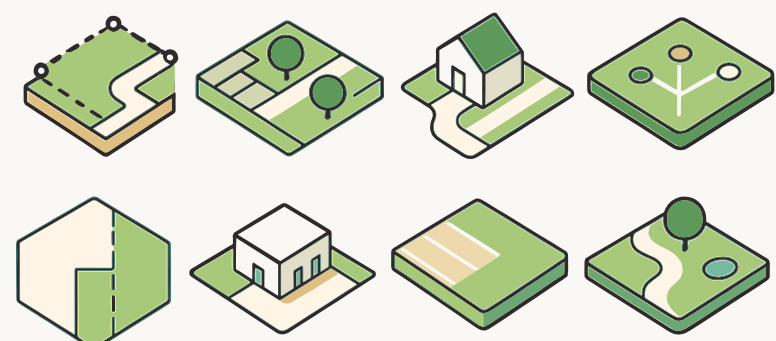
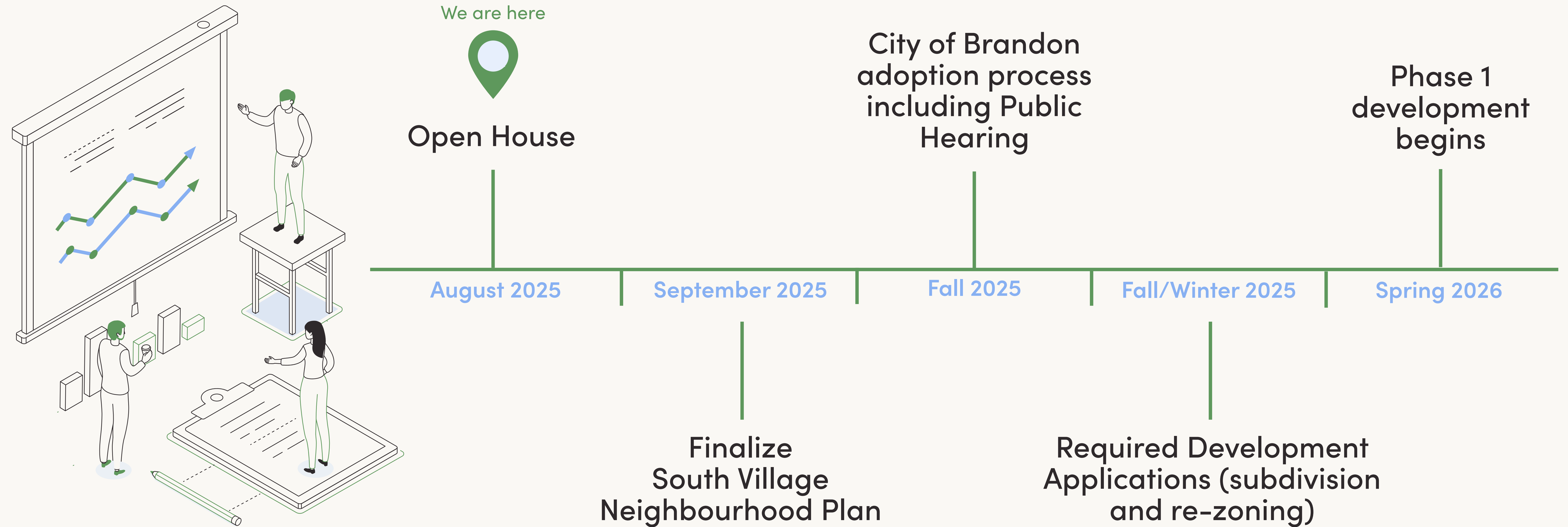
It is anticipated Phase 1 will include primarily the commercial lands and Phase 2 will include primarily the residential lands.

The Development Reserve lands are identified as Phase 3 and would be subject to amendment at such time as development is ready to proceed.





# Next Steps





We appreciate your feedback.  
Please scan the QR code and  
complete a brief survey.

The survey can be found at:

[surveymonkey.com/r/SouthBrandonNeighbourhoodPlan](https://surveymonkey.com/r/SouthBrandonNeighbourhoodPlan)

For more information, or if you have questions,  
please contact:

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Lead Planner, WSP

t: 204-259-1628

e: [meagan.boles@wsp.com](mailto:meagan.boles@wsp.com)

