

Public Engagement Report— North Brandon Gateway Secondary Plan Update Project



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1.0 Engagement Background

1.1 Introduction

Pursuant to Section 13 of the City of Brandon Zoning By-law No. 7124, the City of Brandon Planning & Buildings Department (P&B) conducted public outreach to obtain feedback on updates to the Brandon North Gateway Secondary Plan (the Secondary Plan). This public engagement report is supplementary to and an integral part of the secondary plan by-law amendment application.

1.2 Objectives

There were two objectives to public engagement for the North Brandon Gateway Secondary Plan Update Project:

1. To inform the public about the proposed changes to the Secondary Plan
2. To collect information from the public and stakeholders to inform the project

1.3 Methodology

P&B used three engagement methods to communicate and gain public input to the project.

1.2.1 Public Event

P&B held one open house for the project on February 26, 2019 at the Riverbank Discovery Centre, 545 Conservation Drive. The City provided notices through the project webpage, Brandon Sun, and the P&B subscription service, and by mailing notices to owners of properties in and around the Secondary Plan area. Summaries of these open houses are under **Section 2.0 Summary of Engagement** in this report, while more detailed information from the open house is under Appendices B and C.

1.2.2 Stakeholder Meetings

P&B held meetings with two stakeholders, both owners of developable lands in the Secondary Plan area, from September 2018 through March 2019. Appendix A has the full list of stakeholder meetings.

1.2.3 Project Webpage

P&B developed a project webpage to direct interested individuals to a central location where they could find all background and current information about the project and view information presented to the public. The webpage (<http://www.brandon.ca/what-is-happening-in-your-neighbourhood/active-projects/1521-north-brandon-gateway-secondary-plan-update>), accessed through the P&B website, provides an overview of the project, open house materials, and opportunities to provide feedback, comments and questions.

2.0 Summary of Engagement

2.1 Summary of Findings

The following are P&B's key findings from our public engagement process on the North Brandon Gateway Secondary Plan Update Project:

- Public appreciates the City's updates about the Secondary Plan
- Regional and local traffic concerns, such as timing of PTH 1 improvements and traffic flow through Monterey Estates
- Opportunity for growth in north Brandon, increased visibility from PTH 1
- City should consider allocating lands for places of worship

2.2 Summary of Meetings

The following are summaries of stakeholder meetings and the open houses. Detailed notes on these meetings and open house are under Appendix C.

2.2.1 Stakeholder Meeting with Ross Mitchell (SBC Inc.) and Steve McMillan (VBJ Developments Ltd.)—August 9, 2018

P&B met with representatives of an owner of property in the Secondary Plan area interested in developing the property (the first property owner). The City discussed draft Secondary Plan area layout options to discuss issues such as servicing.

2.2.2 Stakeholder Meeting with Ross Mitchell (SBC Inc.) and Steve McMillan (VBJ Developments Ltd.)—October 3, 2018

P&B and the property owner's representatives held a design session regarding the proposed layout options and the neighbourhood plan area encompassing the property owner's site.

2.2.3 Stakeholder Meeting with Alex Fast (Von Ast Management Inc.)—October 30, 2018

P&B met with another owner of property in the Secondary Plan area (the second property owner), and discussed proposed layout options.

2.2.4 Open House—February 26, 2019

P&B held a come-and-go-style open house. Display boards highlighted proposed changes to the Secondary Plan. Representatives of the first property owner were also present to obtain feedback on their draft neighbourhood plan layout. Feedback was generally positive and reflected an interested and engaged public.

2.2.5 Stakeholder Meeting with Alex Fast (Von Ast Management Inc.)—April 16, 2019

P&B met the second property owner, providing follow-up information from the open house.

Appendices

The appendices to this report are as follows:

- A. Public Engagement Schedule
- B. Open House Materials
 - 1. February 26, 2019 Invitations
 - 2. February 26, 2019 Handouts
 - 3. February 26, 2019 Display Boards
- C. Notes and Feedback Forms from Open House

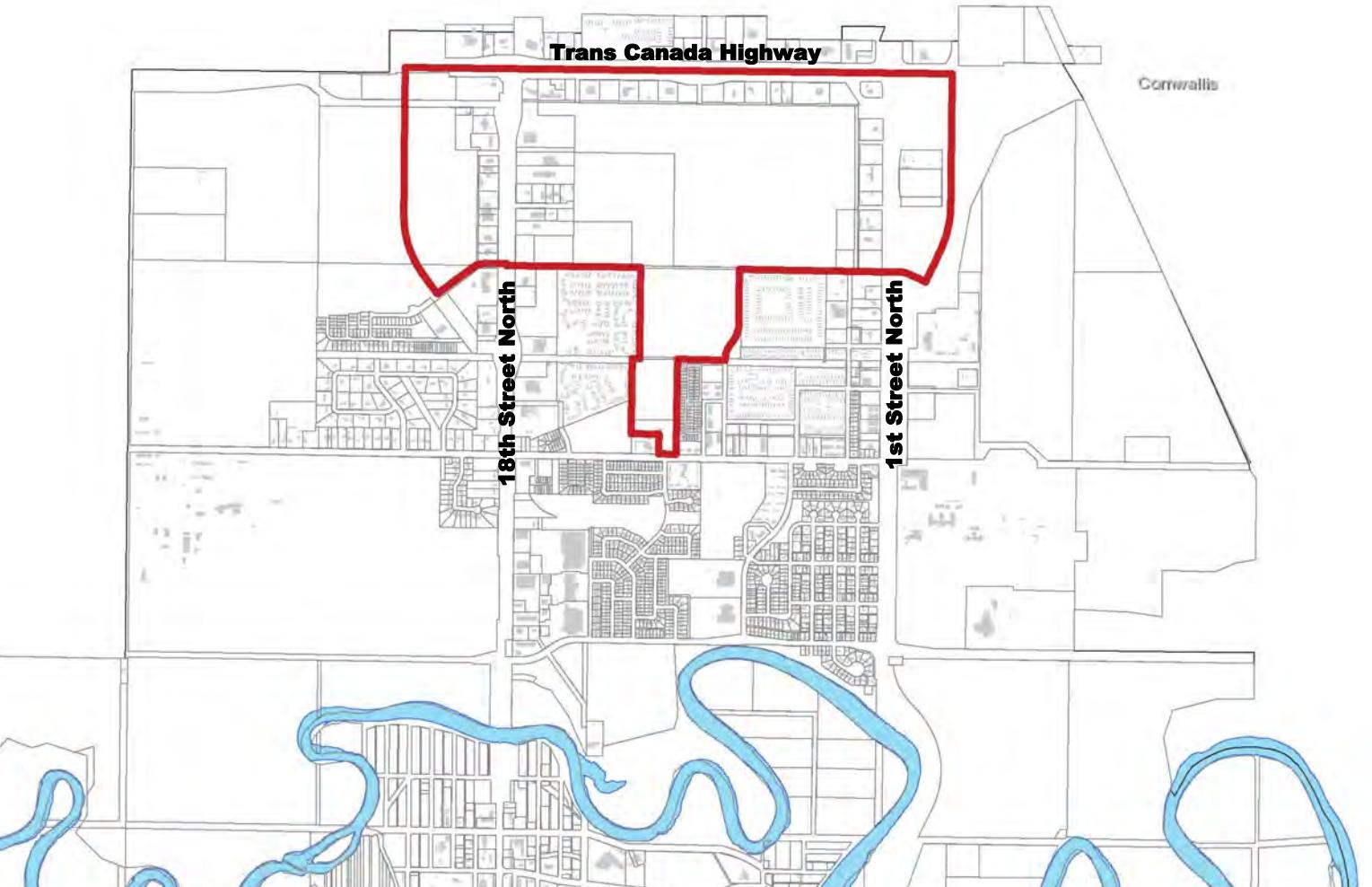
Appendix A—Public Engagement Schedule

ENGAGEMENT SCHEDULE

Meeting Date	Technique	Stakeholder	Event/Meeting	Intent
9-Aug-18	Meeting	Ross Mitchell, SBC Inc. Steve McMillan, VBJ Developments Ltd.	Meeting to discuss proposed layout options Design session regarding proposed layout options and neighbourhood plan area	<ul style="list-style-type: none"> • Inform stakeholder • Facilitate input • Inform stakeholder • Facilitate input • Inform stakeholder • Facilitate input • Inform public • Exchange information • Facilitate input • Inform stakeholder • Facilitate input
3-Oct-18	Meeting	Ross Mitchell, SBC Inc. Steve McMillan, VBJ Developments Ltd.		
30-Oct-18	Meeting	Alex Fast, Von Ast Management	Meeting to discuss proposed layout options	
26-Feb-19	Public Open House	General Public	Discuss intent of project, obtain feedback on proposed changes	
16-Apr-19	Meeting	Alex Fast, Von Ast Management	Open house follow-up	

Appendix B—Open House Materials

Appendix B-1
February 26, 2019 Open House Invitations



NORTH BRANDON GATEWAY

Secondary Plan Update

OPEN HOUSE

Tuesday | February 26 | 5:00pm—7:00pm

Riverbank Discovery Centre, 545 Conservation Drive

The City of Brandon is updating the North Brandon Gateway Secondary Plan to provide better development flexibility for the entire secondary plan area while maintaining the original community vision for this area. We are also working with a developer interested in developing 21 hectares of land for residential purposes. We invite the community to provide feedback on the proposed mapping and policy changes.

For more information contact Andrew Mok at a.mok@brandon.ca or 204 729 2115

Appendix B-1-1

Good Afternoon Sir/Madam,

My name is Andrew Mok, and I am a Senior Planner with the City of Brandon Planning & Buildings Department. I am the project lead for an update to the [North Brandon Gateway Secondary Plan](#). You are receiving this notice as you were stakeholder in preparing the original plan in 2012, you demonstrated interest in the plan update, or you are a property owner within the plan area.

The plan update will provide better development flexibility for the entire secondary plan area while maintaining the original community vision for this area. We are also working with a developer interested in developing 21 hectares of land for residential purposes. We invite you as part of the community to provide feedback on the proposed mapping and policy changes. Some of the changes include

- A simplified road and active transportation network to allow for more flexible development layouts while maintaining key connections through the secondary plan area
- Updating of greenspace classifications and general locations to be consistent with and implement the City of Brandon Greenspace Master Plan

We will hold an open house on Tuesday, February 26, 2019, 5:00pm-7:00pm, at the Riverbank Discovery Centre. For details about the open house, or for more information if you are unable to attend, visit [this webpage](#). Feel free to contact me at 204-729-2115 or a.mok@brandon.ca should you have any questions. Thank you.

Appendix B-2
February 26, 2019 Open House Handouts

NORTH BRANDON GATEWAY SECONDARY PLAN UPDATE—FEEDBACK FORM

The City of Brandon is updating the North Brandon Gateway Secondary Plan to provide better development flexibility for the entire secondary plan area while maintaining the original community vision for this area. We are also working with a developer interested in developing 21 hectares of land for residential purposes. We invite you to provide feedback on the proposed mapping and policy changes.

Updated Schedules (Maps)

Feel free to place a sticker on any of the five maps where you have a concern, along with a brief explanation of the concern. The five maps are

- A. Land Use & Greenspace
- B. Road Plan
- C. Water Servicing
- D. Wastewater Servicing
- E. Stormwater Management

You may also provide additional comments here.

Proposed Policy Changes

Feel free to provide comments on the proposed policy changes.

Vision Options for Clare Avenue

Feel free to place a sticker on the preferred option for the general layout of Clare Avenue, a future collector road in the secondary plan area. You may also provide additional comments here.

Draft Neighbourhood Plan—West Residential Area

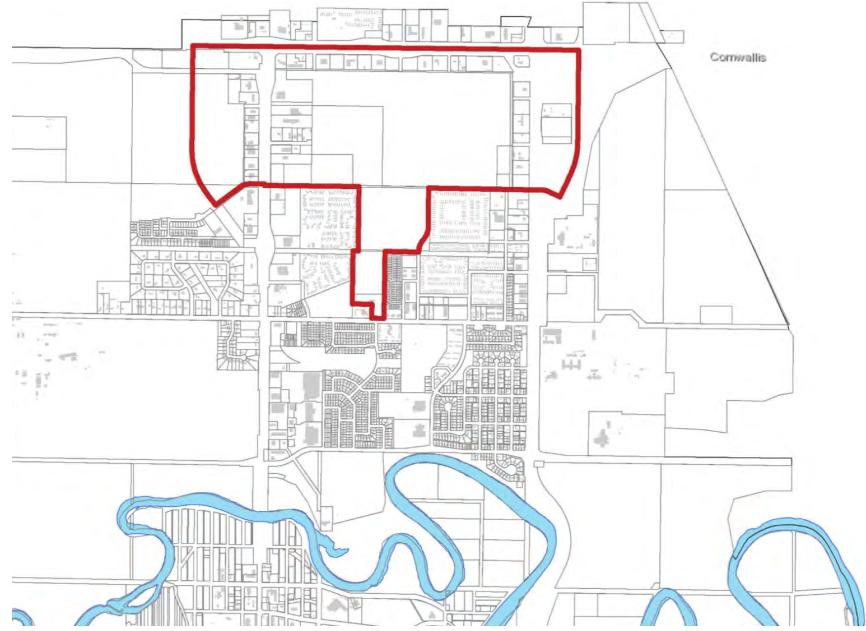
A developer is interested in developing 21 hectares of land in the west part of the secondary plan area for residential purposes. A neighbourhood plan conforming to the secondary plan is needed before the lands can be rezoned and subdivided for development. Feel free to provide comments about the neighbourhood plan here.

Other Comments

Feel free to add any other comments to help us with our project.

Thank you for your time and your feedback!

Appendix B-3
February 26, 2019 Open House Display Boards



WELCOME

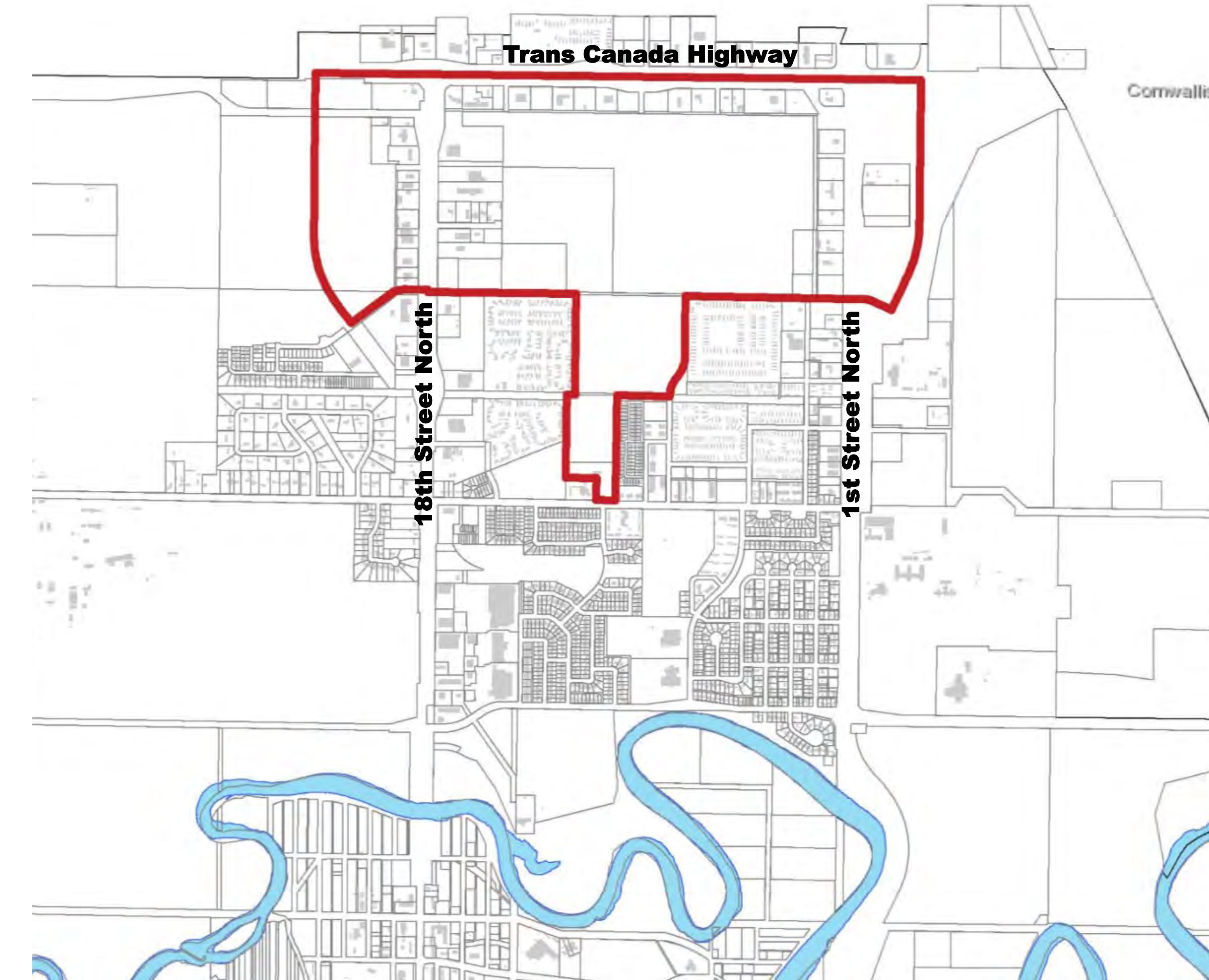
What is tonight's objective?

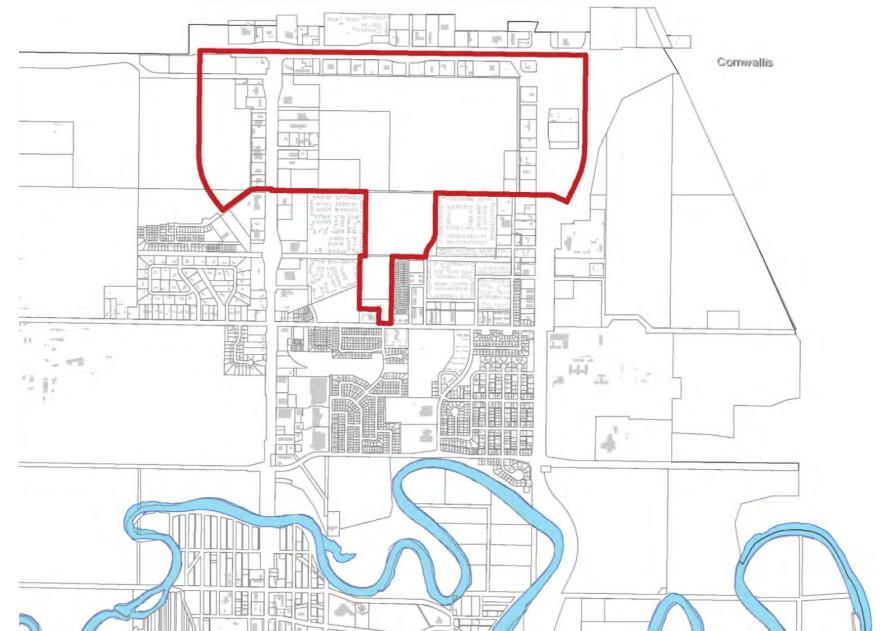
The City of Brandon is updating the North Brandon Gateway Secondary Plan to provide better development flexibility for the entire secondary plan area while maintaining the original community vision for this area.

We are also working with a developer interested in developing 21 hectares of land for residential purposes.

The purpose of this public event is to allow you the opportunity to provide feedback on the proposed mapping and policy changes. Feel free to browse the information and ask questions. We have also set up sheets for comments.

Your input is invaluable to us!

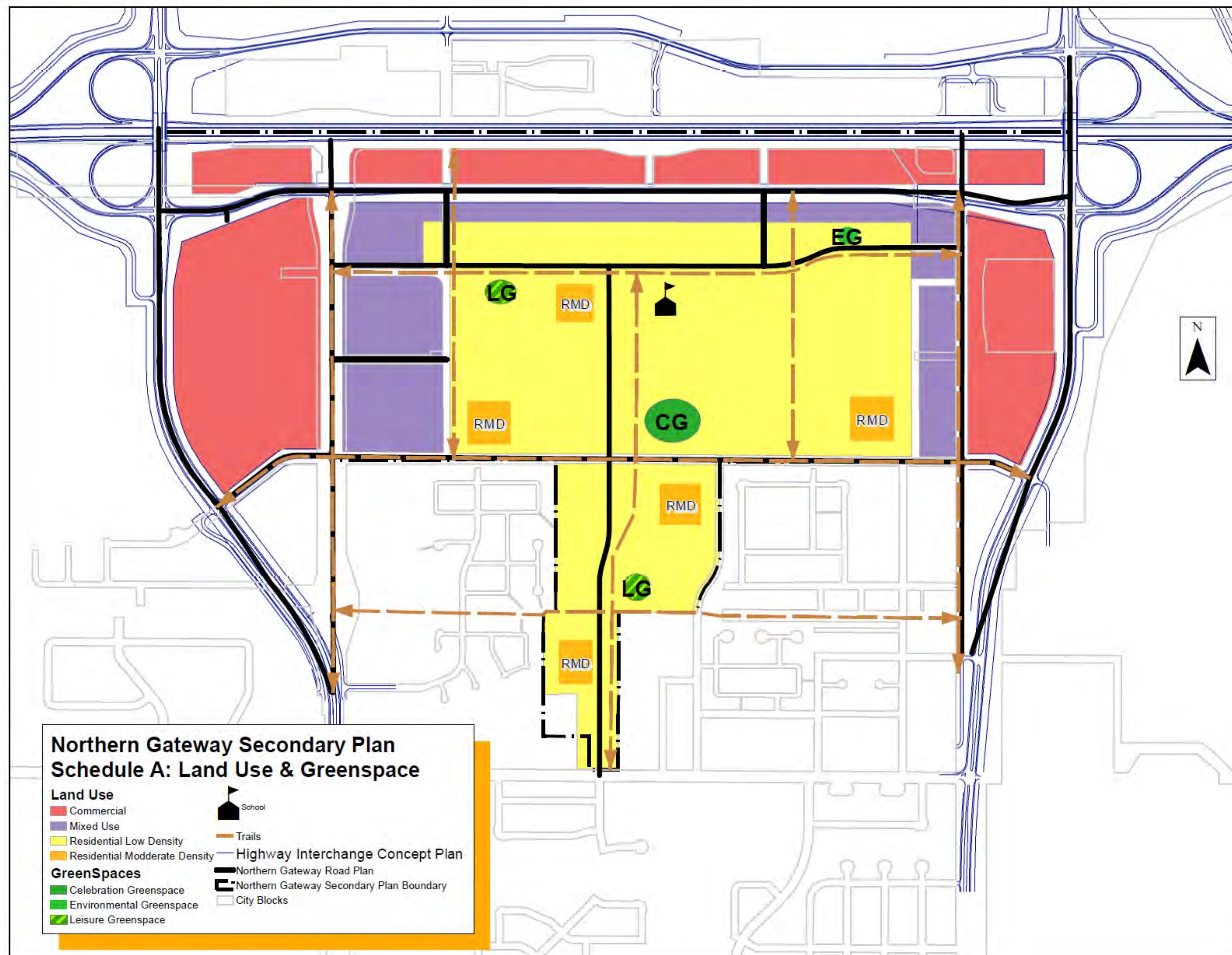




UPDATED SCHEDULES (MAPS)

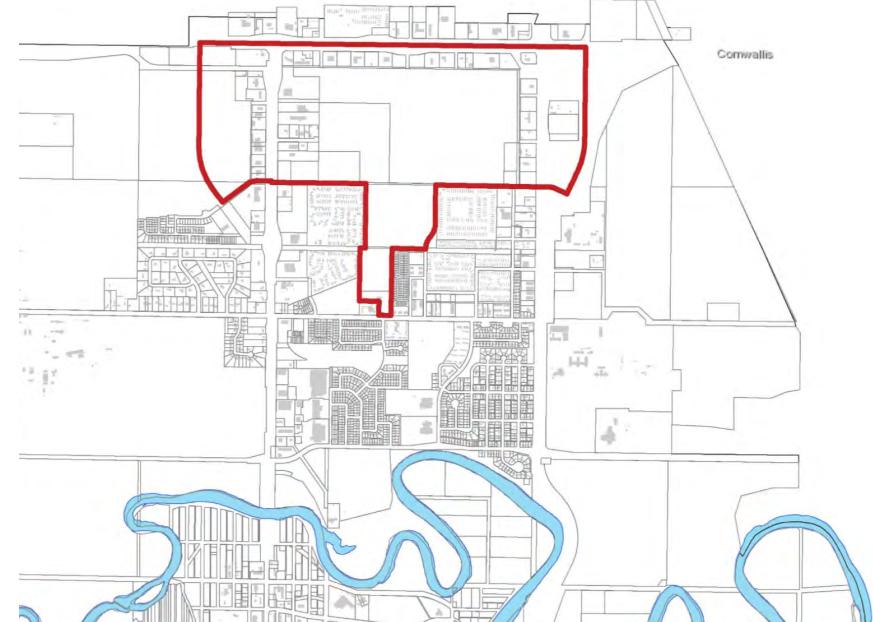
Land Use and Greenspace

Place a sticker on the map where you have a concern, along with a brief explanation of the concern



Schedule A: Land Use & Greenspace

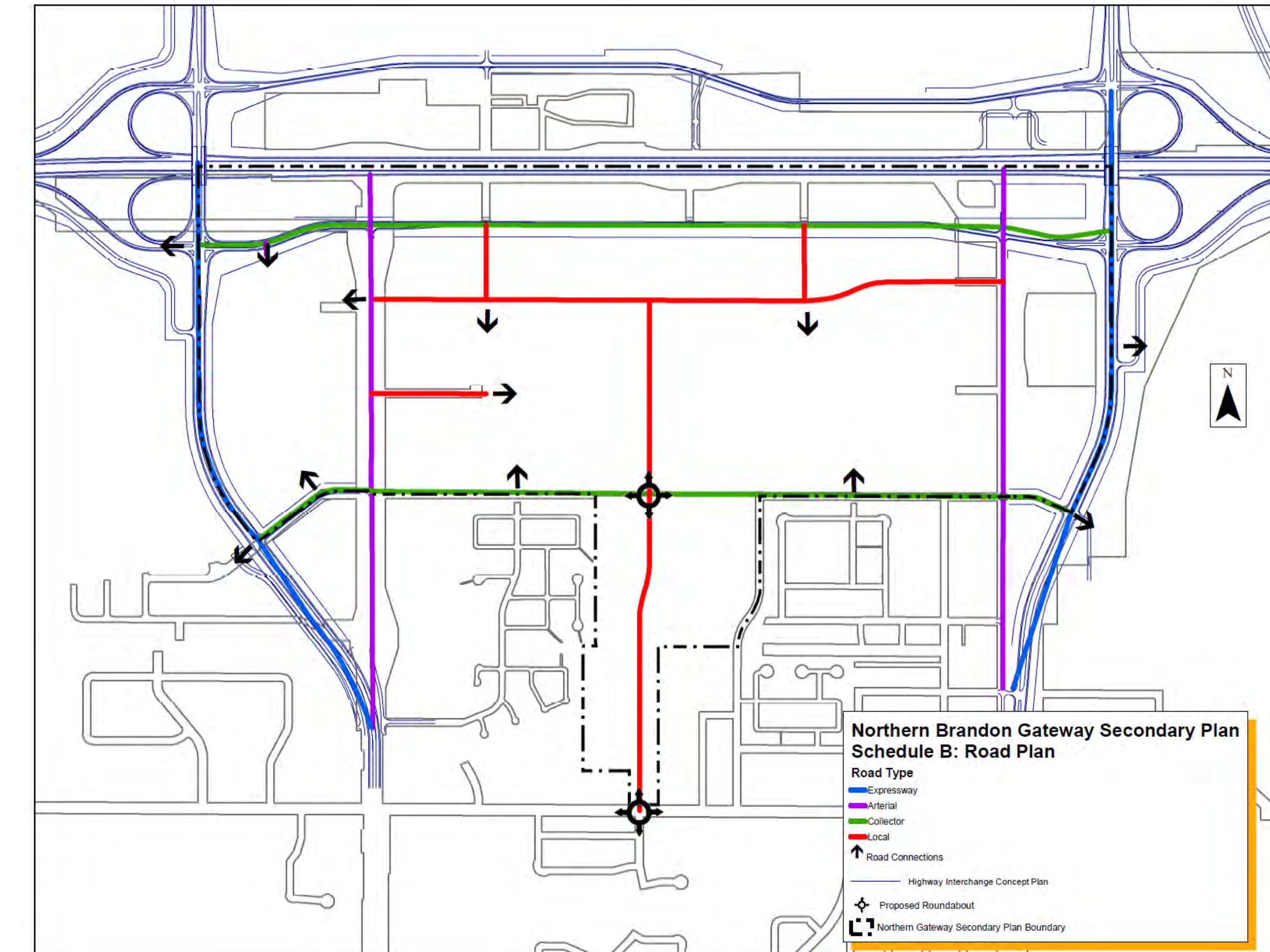
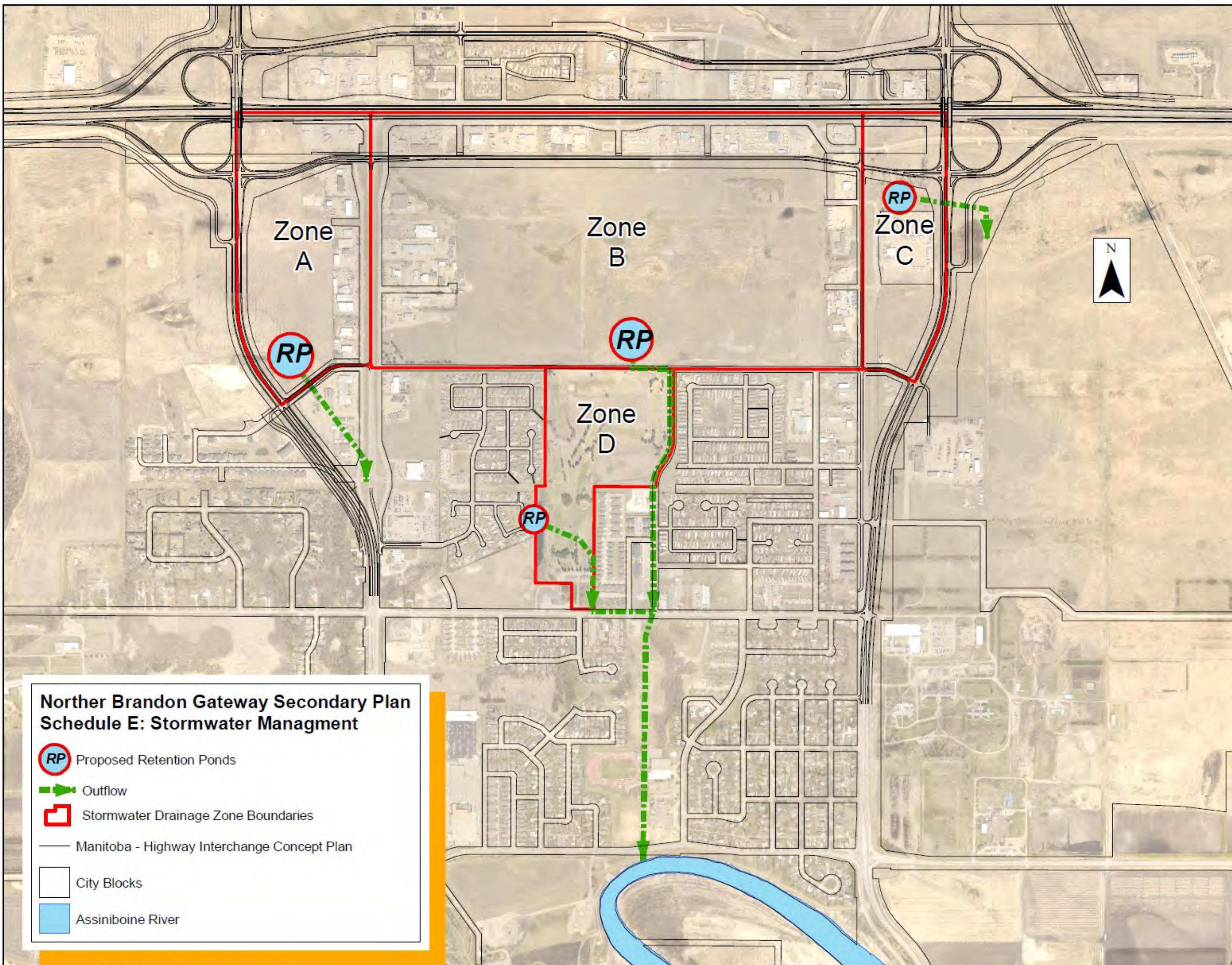
- Simplified land use map to enable development flexibility
- More general identification of Residential Moderate Density areas
- Replacement of Mixed Use Civic area with Residential Low Density
- Swapping of school site and Celebration Greenspace area locations with each other
- Greenspaces and trail connections retained
- Commercial and Mixed Use areas along 1st and 18th Streets North retained



UPDATED SCHEDULES (MAPS)

Roads and Drainage

Place a sticker on the map where you have a concern, along with a brief explanation of the concern

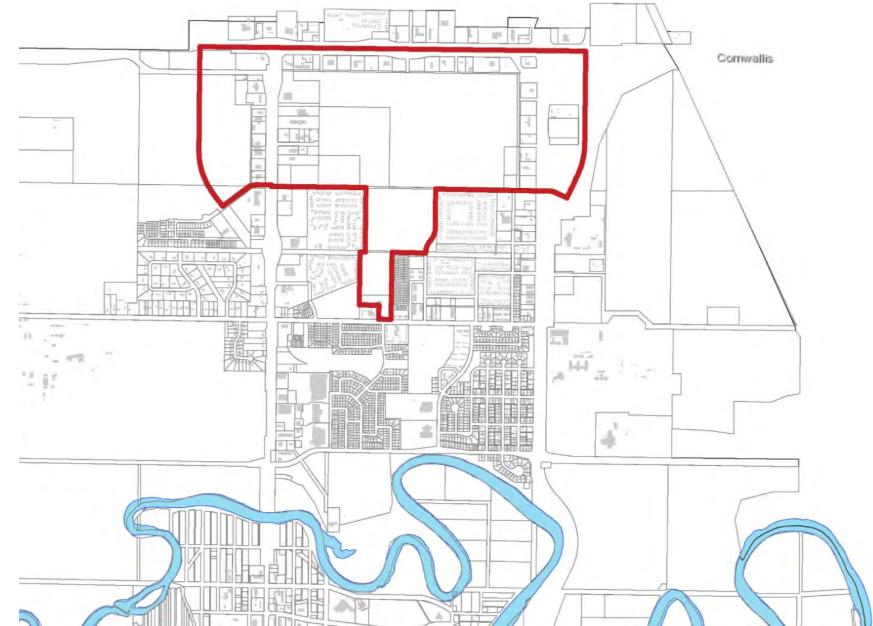


Schedule E: Stormwater Management

- ◆ Simplified road network to enable residential development layout flexibility
- ◆ Simplified road hierarchy for consistency with the rest of the City of Brandon
- ◆ Encourage north-south through traffic to remain along 1st and 18th Streets North (and realigned PTH 1A and 10 in the future)

Schedule B: Road Plan

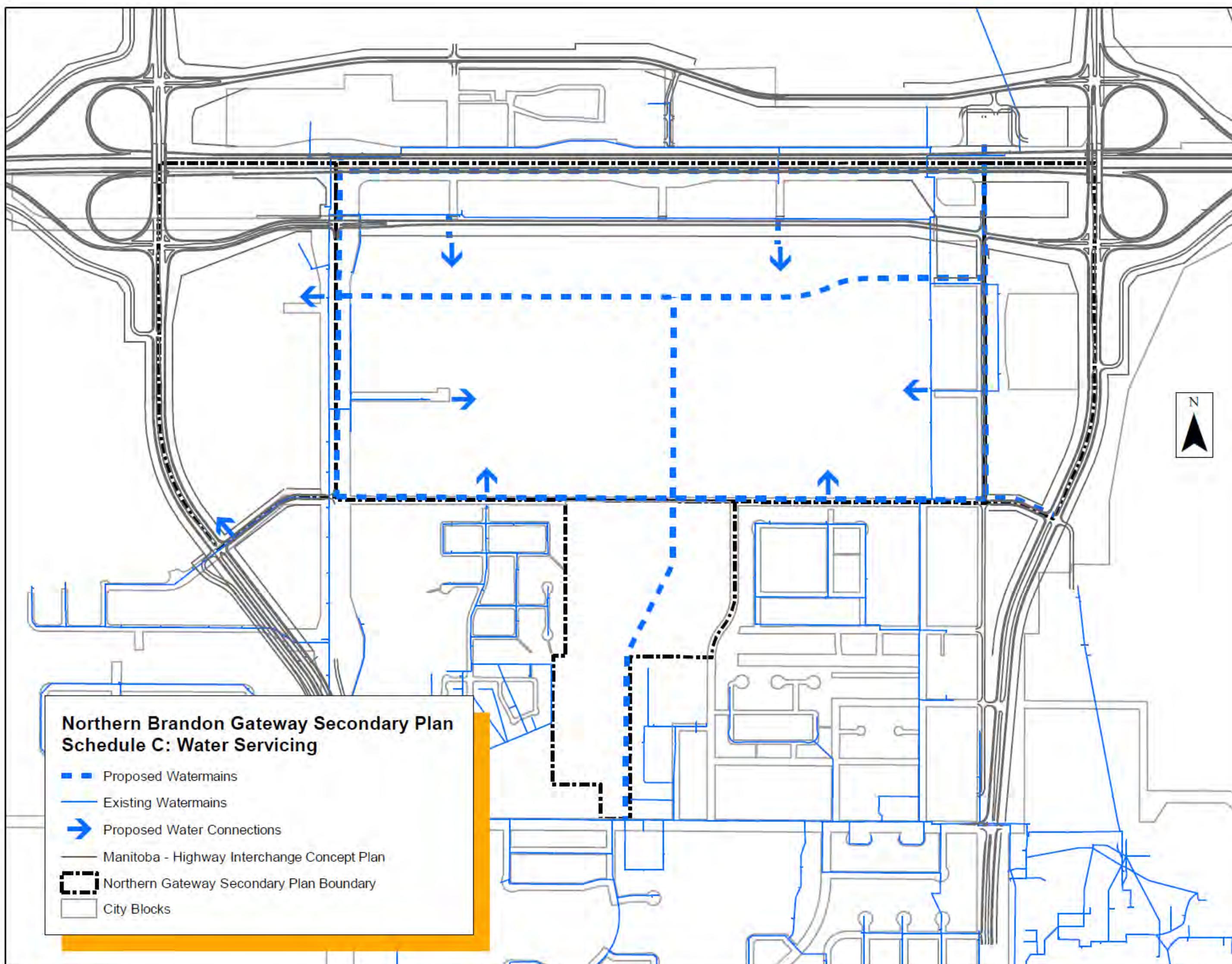
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UPDATED SCHEDULES (MAPS)

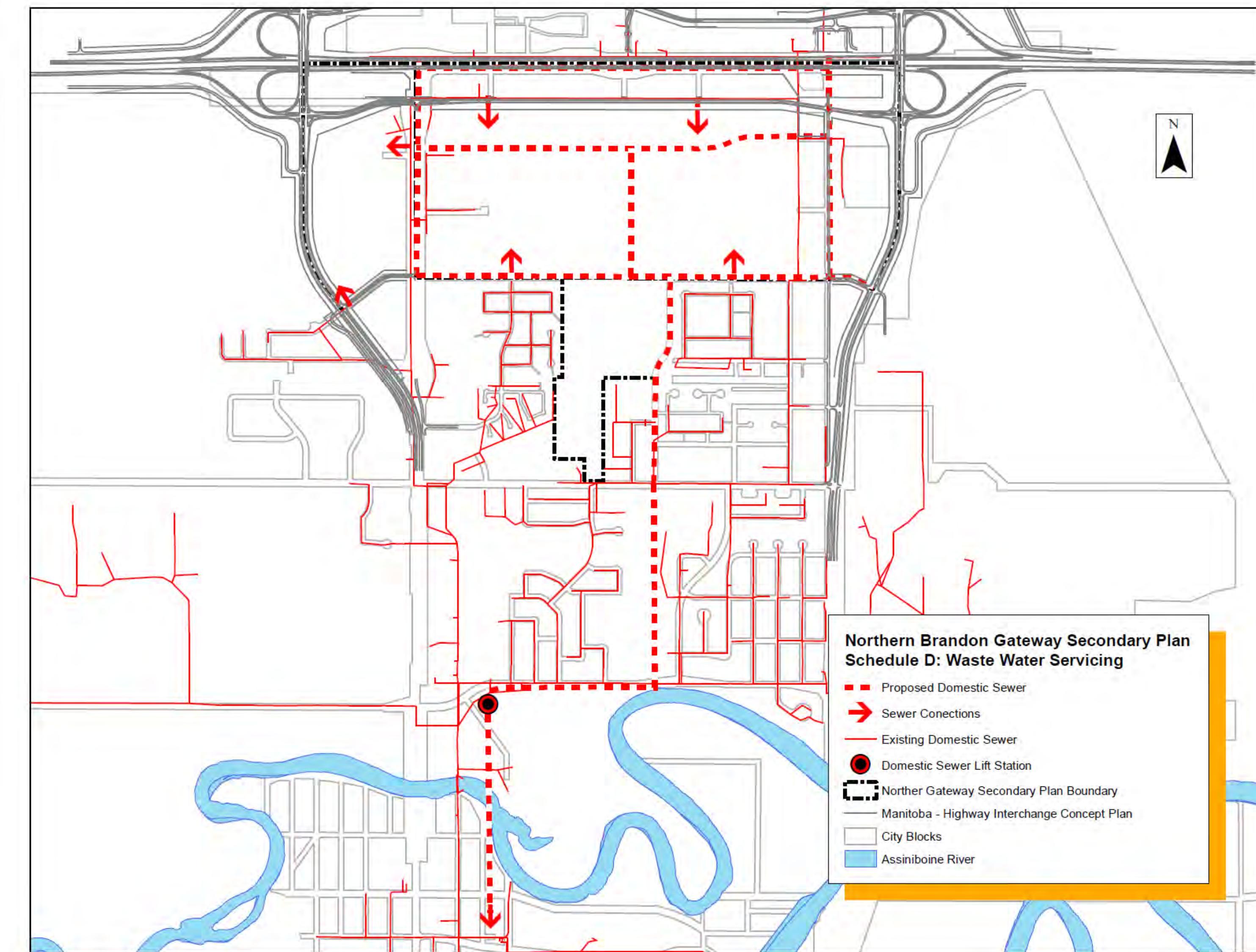
Water and Wastewater

Place a sticker on the map where you have a concern, along with a brief explanation of the concern



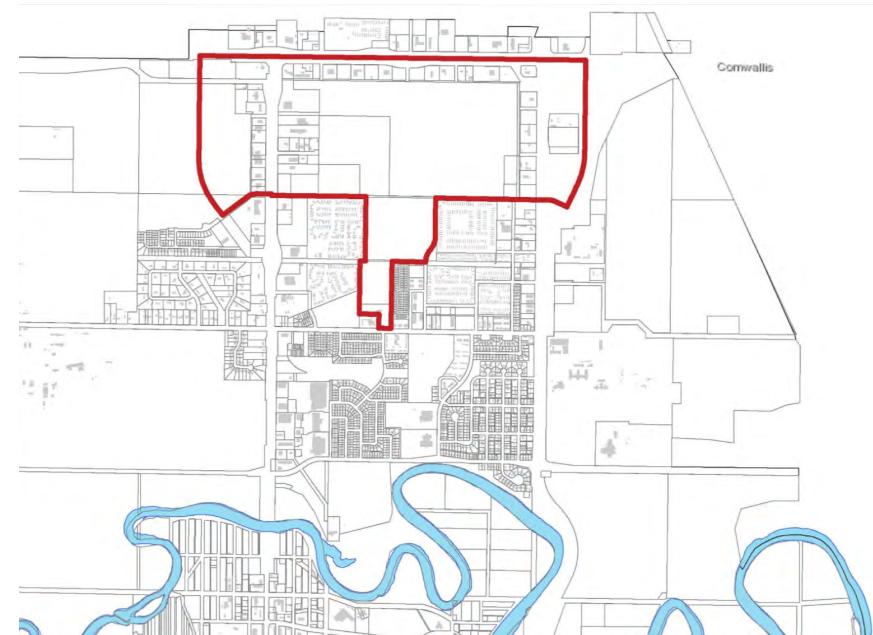
Schedule C: Water Servicing

- ♦ Simplified water main network layout a reflection of the simplified road network layout (Schedule B)
- ♦ New additional north-south water main along the centre of the secondary plan area from Braecrest Drive
- ♦ Secondary area will also rely on existing 1st and 18th Streets North water mains for water supply to the secondary plan area



Schedule D: Wastewater Servicing

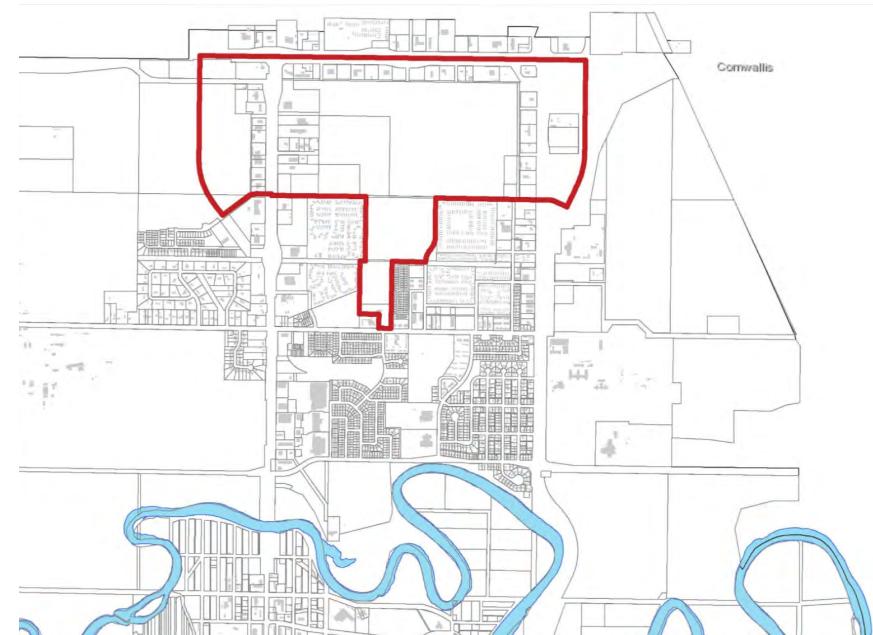
- ♦ Simplified water main network layout a reflection of the simplified road network layout (Schedule B)
- ♦ New wastewater main along the centre of the secondary plan area to service developments between 1st and 18th Streets North
- ♦ New wastewater main will connect to a new wastewater lift station to be built at Kirkcaldy and Conservation Drives



PROPOSED POLICY CHANGES

Part 1 of 2

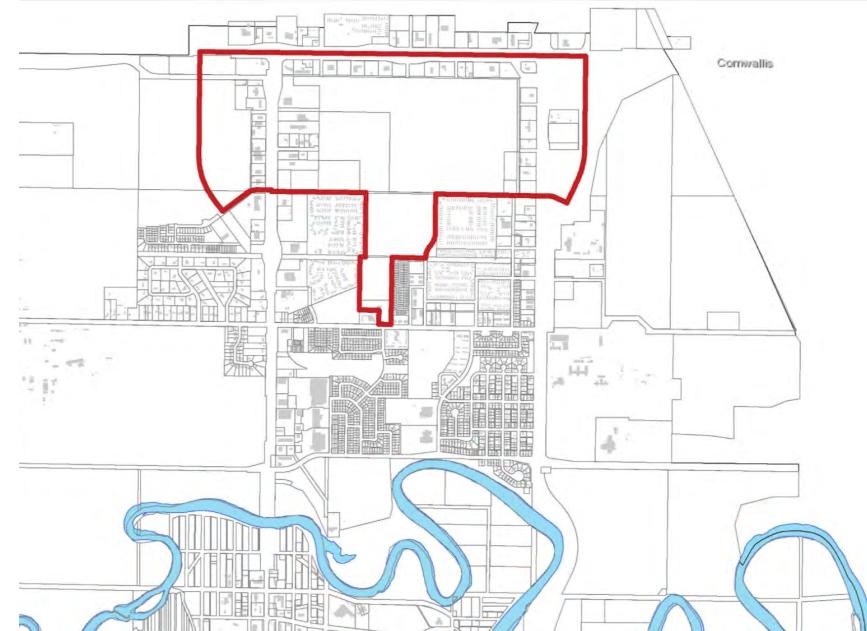
Proposed Change	Rationale
Delete Policies 4.3.5, 4.3.8, and 4.3.9 (Residential Moderate Density policies, urban design related)	City of Brandon Urban & Landscape Design Standards already has provisions that duplicate these policies
Apply Commercial policies in the near and medium terms for Mixed Use areas ◆ No change to Mixed Use I area along future realigned Highland Avenue	◆ Existing policies don't match realities on ground ◆ Area not ready for ideal development except for the long term, mainly due to lack of firm timeline to realign PTH 1A and 10, and insufficient residential development investment in the secondary plan area
Replace Mixed Use Civic area with Residential Low Density and Residential Moderate Density areas ◆ Residential Moderate Density areas may be clustered near Clare Avenue adjacent to Mixed Use I area along 1st Street North, and near the school site	◆ No interest from other government, educational or institutional facilities to establish here = low development potential ◆ Opportunity for additional residential development to support commercial uses along and near the PTH 1A and 10 corridors
As an interim measure, consider uses permitted in the Industrial Restricted Zone as conditional uses on Mixed Use sites fronting Moreland Avenue ◆ Commercial Arterial Zone-level site improvements still required	◆ Existing Moreland Avenue sites are more industrial in nature ◆ Allow for transition period until nearby residential areas are developed ◆ Currently insufficient residential demand in the secondary plan area to warrant the types of commercial developments envisioned in the Mixed Use area



PROPOSED POLICY CHANGES

Part 2 of 2

Proposed Change	Rationale
Refer off-site improvement provisions to the new Development Cost Charges By-law	<ul style="list-style-type: none"> ◆ City Council adopted the Development Cost Charges By-law in early 2019 ◆ Standardize off-site improvement contribution structure within the secondary plan area to be consistent with other Emerging Areas as identified in the Development Cost Charges By-law
Delete some urban design policies in the secondary plan	<ul style="list-style-type: none"> ◆ Most of these policies already exist in the City of Brandon Urban & Landscape Design Standards (ULDS) ◆ The ULDS was written later than the secondary plan, and the ULDS updated several standards across the city
Simplify references to street design standards in the secondary plan area	<ul style="list-style-type: none"> ◆ City of Brandon currently references the Transportation Association of Canada's Geometric Design Guide for Canadian Roads ◆ The City will develop its own set of Engineering Design Standards for streets in the future
Transfer most of the Southwest Brandon Secondary Plan's policies on water, wastewater, and storm water management infrastructure to the Brandon North Gateway Secondary Plan	<ul style="list-style-type: none"> ◆ Southwest Brandon Secondary Plan updated in 2018 ◆ Most of those revised policies are transferable to the North Gateway Secondary Plan for consistency of language and policy direction

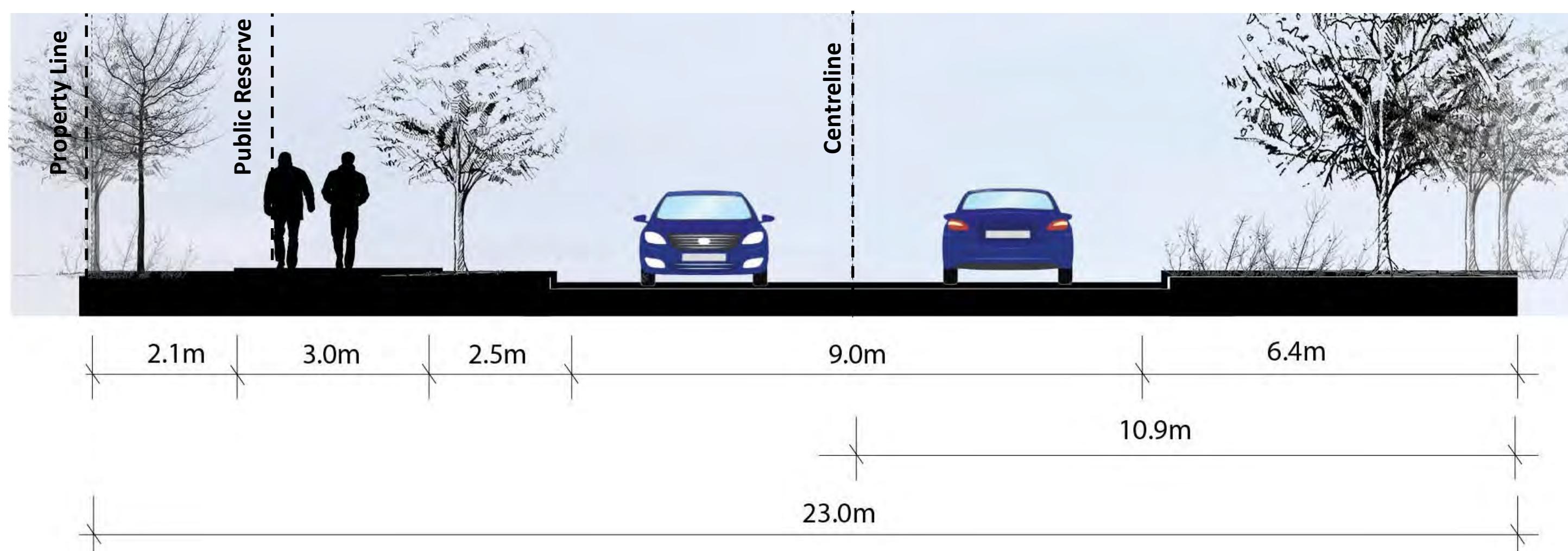


VISION OPTIONS FOR CLARE AVENUE

Place a sticker on the preferred option

- ◆ Clare Avenue, as a collector street, to provide effective connections within the secondary plan area to 1st and 18th Streets North
- ◆ Two lanes, no on-street parking, and multi-use trail along north side of roadway partly within a 3.0m public reserve dedication
- ◆ Two possible options for general layout of Clare Avenue

Option 1



Centreline of roadway coincides with centreline of right-of-way, and the multi-use trail straddles the right-of-way and public reserve

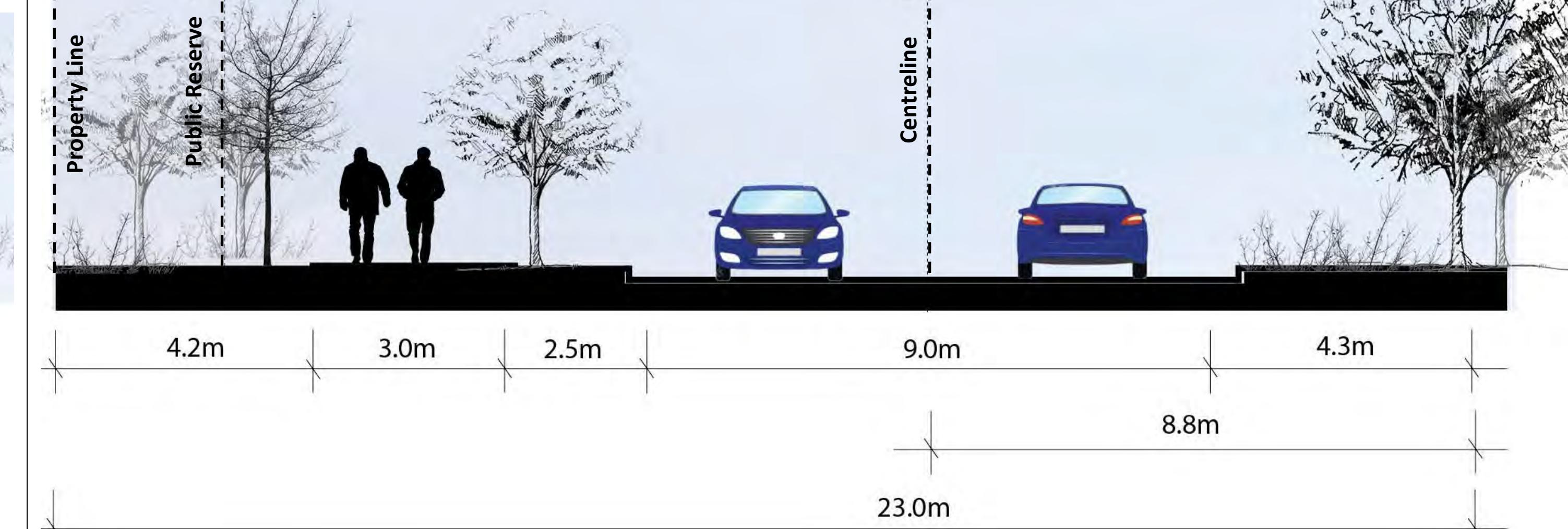
Pros

- ◆ Potential to reuse existing road structure
- ◆ Very wide boulevard on the south side of the roadway

Cons

- ◆ Smaller boulevard on the north side of the roadway due to the presence of a multi-use trail
- ◆ Multi-use trail will be close to residential areas north of Clare Avenue

Option 2



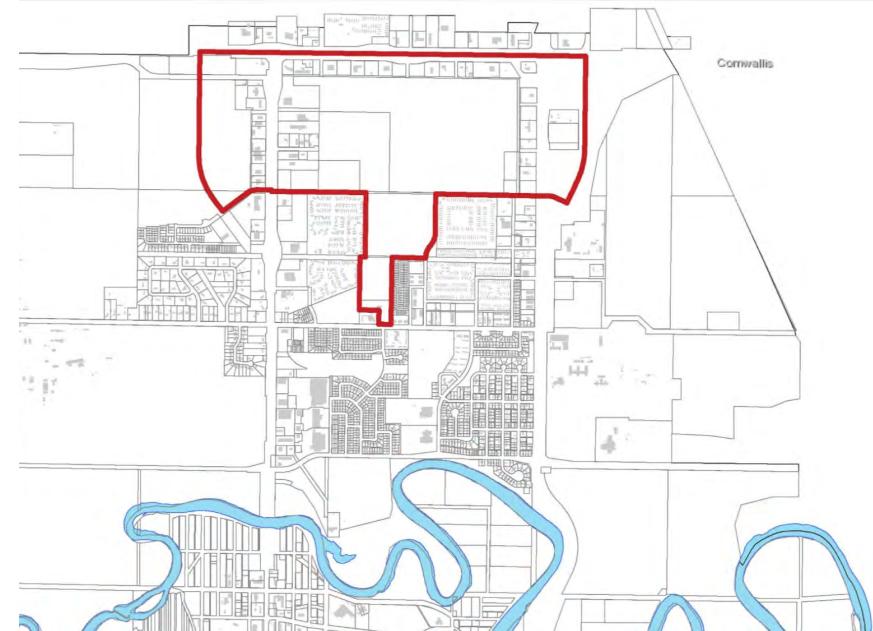
Roadway located further south along the right-of-way so that both the roadway and the multi-use trail are centred relative to the combined right-of-way and public reserve

Pros

- ◆ Multi-use trail may be located further from residential properties backing onto the public reserve
- ◆ No significant effect on existing mobile homes south of Clare Avenue due to pre-existing private buffers
- ◆ Potential for additional active transportation infrastructure as required

Cons

- ◆ Roadways may require realignments to existing intersections at 1st and 18th Streets North until PTH 1A and 10 are realigned



DRAFT NEIGHBOURHOOD PLAN

West Residential Area

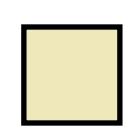


SISON BLACKBURN CONSULTING INC.

Unit 10 - 5 Sourfield Boulevard, Winnipeg, MB, R3Y 1G3

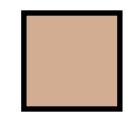
T: (204) 505-0855 / F: (204) 505-0850

www.SBCinc.ca

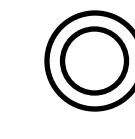


Residential Low Density

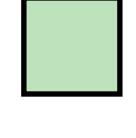
Trail



Residential Moderate Density



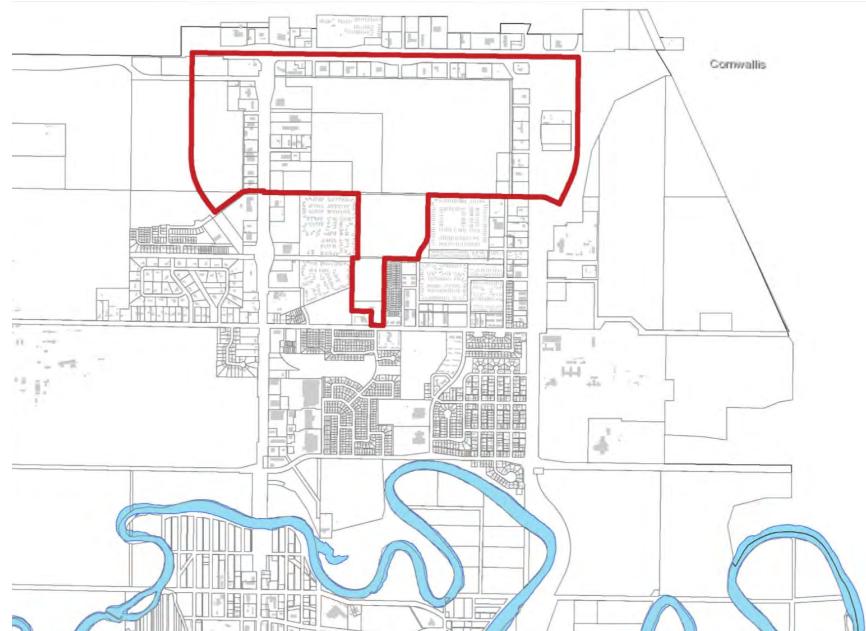
Roundabout



Open Space

Neighbourhood Plan Highlights

- ◆ First Neighbourhood Plan within the North Brandon Gateway Secondary Plan Area
- ◆ Approximately 27.6ha (68 acres) of private and City-owned land
- ◆ Proposed land uses will include approximately
 - ◊ 200 modular home sites
 - ◊ Residential Medium Density (RMD) housing—2.5 ha (6.2 acres)
 - ◊ Greenspaces, buffers, and green corridors for trails—3.0 ha (7.3 acres)
- ◆ Future north-south street connection between Braecrest Drive and future Hamilton Avenue
- ◆ Street connections to 18th Street North (PTH 10) at Clare, Moreland, and Hamilton Avenues at full development
- ◆ Estimated buildout of 10 years over several phases
- ◆ Construction commencing as early as 2019 with the upgrading of Clare Avenue between 18th Street North and Mockingbird Drive



NEXT STEPS

Moving forward

We will continue to receive comments until March 8. If you would like to set up a meeting to discuss these policies one on one, our contact information is listed here.

Thank you for your input.

For more information please contact

Andrew Mok

Senior Planner

Planning & Buildings Department

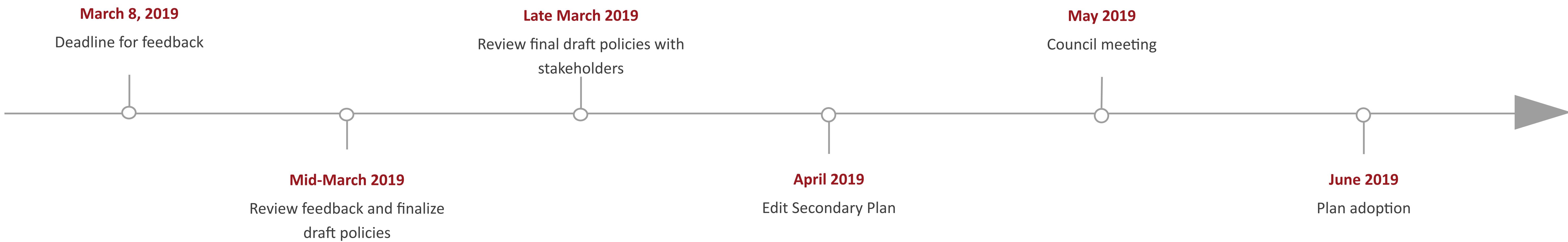
638 Princess Avenue

Brandon, MB R7A 0P3

204-729-2115

a.mok@brandon.ca

Timeline



Appendix C—Notes and Feedback Forms from Open House

DATE: February 26, 2019

PERSON/ORGANIZATION: Open House

ATTENDEES: City Administration	Individuals/Members
Andrew Mok	40+ people, mostly residents in area
Ryan Nickel	

Developer (Neighbourhood Plan)

Ross Mitchell
Steve McMillan

QUESTIONS:

COMMENTS:

Finish multi-use trail (along Braecrest Drive); crosswalk at the Quail Ridge/Braecrest intersection
Alignment of 1st Street North
Change name of future Hamilton Avenue, Hamilton Drive already exists
Province should finish upgrades along PTH 1
Concern about increased traffic in Monterey Estates
City should consider allocating lands for places of worship



NORTH BRANDON GATEWAY SECONDARY PLAN UPDATE—FEEDBACK FORM

The City of Brandon is updating the North Brandon Gateway Secondary Plan to provide better development flexibility for the entire secondary plan area while maintaining the original community vision for this area. We are also working with a developer interested in developing 21 hectares of land for residential purposes. We invite you to provide feedback on the proposed mapping and policy changes.

Updated Schedules (Maps)

Feel free to place a sticker on any of the five maps where you have a concern, along with a brief explanation of the concern. The five maps are

- A. Land Use & Greenspace
- B. Road Plan
- C. Water Servicing
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You may also provide additional comments here.

Keep the golf course!

Clare Ave is like the way it is!

Mantecap Estates is a wonderful, quiet, safe place to protect!

Proposed Policy Changes

Feel free to provide comments on the proposed policy changes.

Vision Options for Clare Avenue

Feel free to place a sticker on the preferred option for the general layout of Clare Avenue, a future collector road in the secondary plan area. You may also provide additional comments here.

Draft Neighbourhood Plan—West Residential Area

A developer is interested in developing 21 hectares of land in the west part of the secondary plan area for residential purposes. A neighbourhood plan conforming to the secondary plan is needed before the lands can be rezoned and subdivided for development. Feel free to provide comments about the neighbourhood plan here.

Other Comments

Feel free to add any other comments to help us with our project.

Thank you for your time and your feedback!



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

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*Growth there will make Brandon more
Visible from Hwy #1*

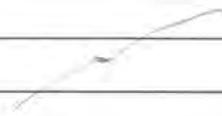
Proposed Policy Changes

Feel free to provide comments on the proposed policy changes.

- Do not bury them closely

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Thanks for including all of us.

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You may also provide additional comments here.

Proposed Policy Changes

Feel free to provide comments on the proposed policy changes.

Participated on behalf of Brandon Islamic Centre Inc.
wondered if City would allocate some land for
places of worship? something needed by the diverse,
growing Brandon community
- Either city owned land
→ City making it mandatory for the
developers to offer land to community
members at controlled rate

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Other Comments

Feel free to add any other comments to help us with our project.

Thank you for your time and your feedback!

How did you hear about this program?

- Newspaper Radio Facebook Twitter
 City of Brandon website Public Notice Other: _____
 Invite was mailed to me

What did you like about this event?

Freedom to digest the idea

What suggestions do you have regarding the information shared?

Try to set time lines on each phase of development

General comments:

Traffic concerns me. As a Mastered resident, I enjoy the quiet, slower pace. It looks like that will change!

Do you have any suggestions or topics of interest for future public events?

How did you hear about this program?

- Newspaper Radio Facebook Twitter
 City of Brandon website Public Notice Other: _____
 Invite was mailed to me

What did you like about this event?

Opportunity to see new growth in advance

What suggestions do you have to improve upon this event?

None

General comments about this event:

Very informative, well done!

Do you have any suggestions or topics of interest for future events?

The proposed cleverlet Highway project should happen sooner

How did you hear about this program?

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 City of Brandon website Public Notice Other: _____
 Invite was mailed to me

What did you like about this event?

Open discussion

What suggestions do you have to improve upon this event?

General comments about this event:

Do you have any suggestions or topics of interest for future events?

How did you hear about this program?

- Newspaper Radio Facebook Twitter
 City of Brandon website Public Notice Other: _____
 Invite was mailed to me
emailed

What did you like about this event?

Info boards were very detailed

What suggestions do you have to improve upon this event?

Larger venue

General comments about this event:

Great to see a large crowd that are interested in the area

Do you have any suggestions or topics of interest for future events?

- list of interested developers, MI involvement to help discuss the future of the highways & expressways



How did you hear about this program?

- Newspaper Radio Facebook Twitter
 City of Brandon website Public Notice Other:
 Invite was mailed to me

What did you like about this event?

Free discussion of various projects

What suggestions do you have to improve upon this event?

Zoom in Map of Master Map should be placed for my reference,

General comments about this event: