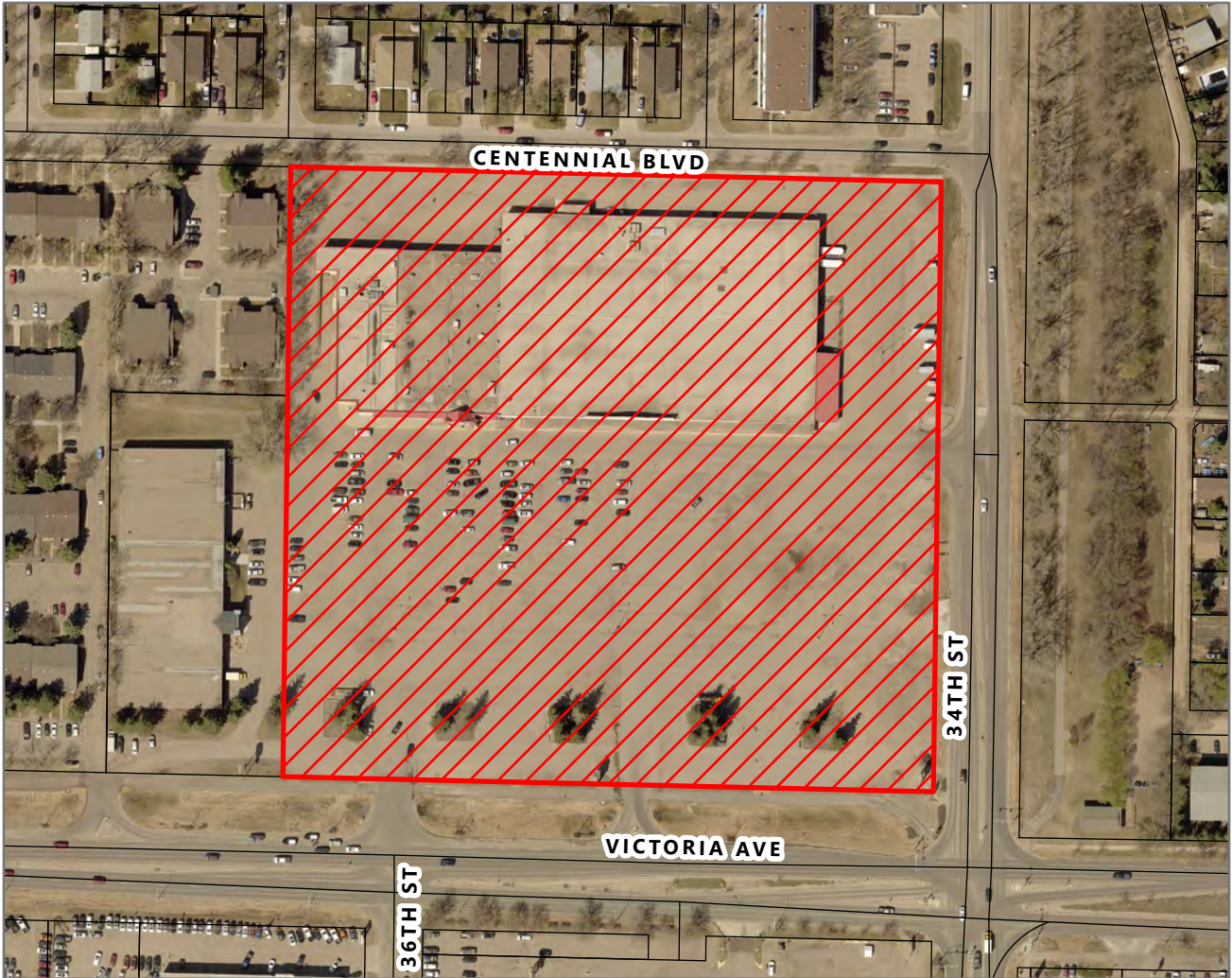
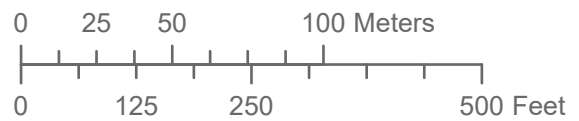


Conditional Use Application



Conditional Use Application C-06-21
 3409 Victoria Avenue
 The Ely 746.75 feet of Block 7, Plan 1517 BLTO
 In SE 1/4 21-10-19 WPM



LEGEND

 Affected lot

**Planning & Buildings
 Department**



Map Created: 06/21/2021
 Revised:

TOTAL PARKING ON SITE - 670 STALLS

WEST-VIC COMMON - PARKING STATISTICS

EXISTING LAND AREA: 48,555.55 sm (11.9 ac/522,648 sf)
 GROSS FLOOR AREA (GFA): 13 823.6sm (148,801 sf)
 TOTAL BUILDING COVERAGE: 28.47%

PARKING RATIO (BASED ON ZONING BYLAW 7124):
 1 stall for each 30.5sm of floor area in excess of 93sm, 2 SPACES MIN.

EXISTING FOOD STORE AND CRU (10 884.3sm / 117,161sf)
 TOTAL PARKING REQUIRED: 356 STALLS
 TOTAL PARKING PROVIDED: 478 STALLS
 ACCESSIBLE PARKING REQUIRED: 9 STALLS
 ACCESSIBLE PARKING PROVIDED: 14 STALLS
 BICYCLE RACKS PROVIDED: 10 (20 STALLS)

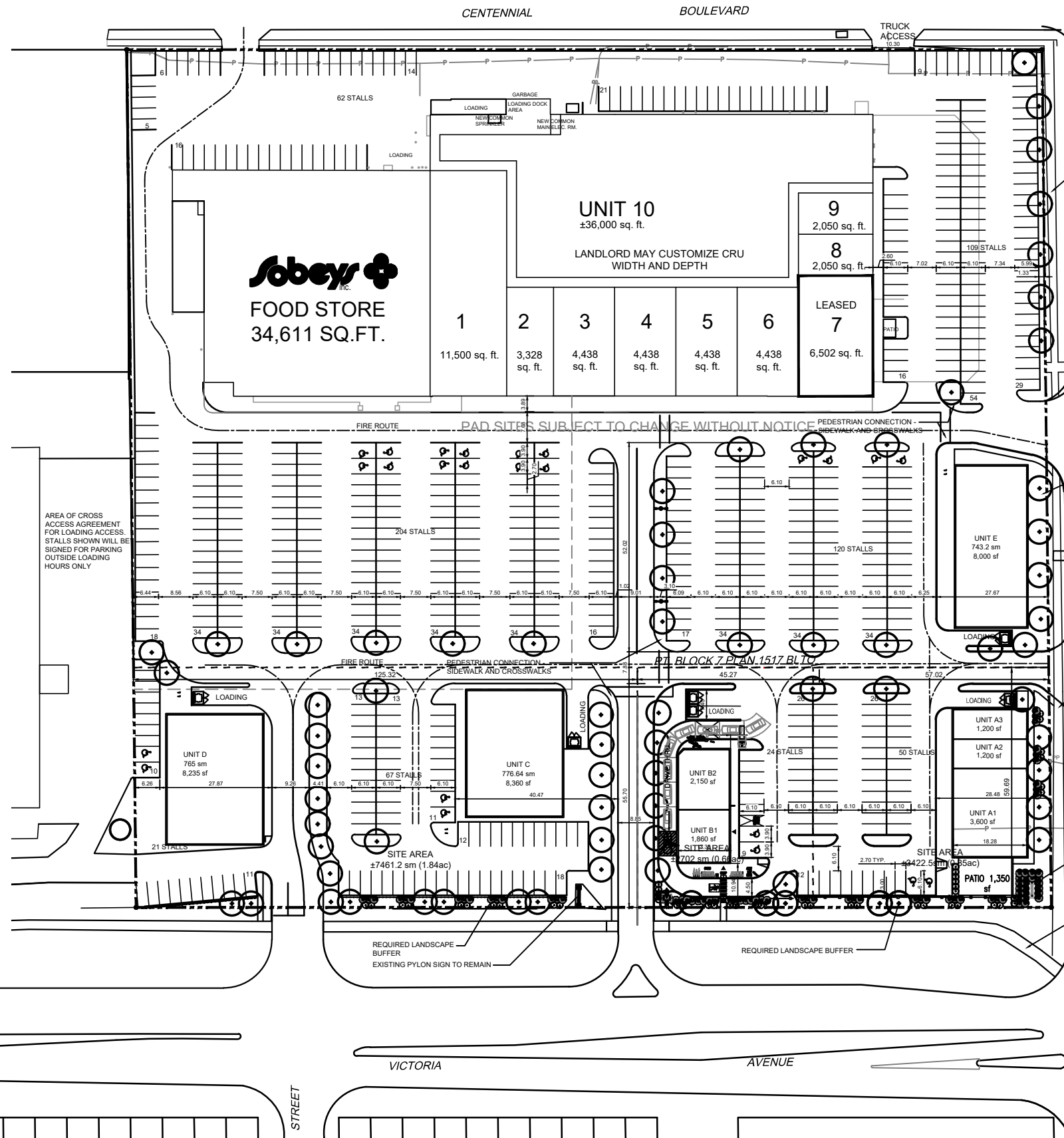
UNIT A (557.4 sm / 6,000sf)
 TOTAL PARKING REQUIRED: 18 STALLS
 TOTAL PARKING PROVIDED: 50 STALLS
 ACCESSIBLE PARKING REQUIRED: 1 STALLS
 ACCESSIBLE PARKING PROVIDED: 3 STALLS
 BICYCLE RACKS PROVIDED: 2 (4 STALLS)

UNIT B (377.2 sm / 4,060sf)
 TOTAL PARKING REQUIRED: 12 STALLS
 TOTAL PARKING PROVIDED: 24 STALLS
 ACCESSIBLE PARKING REQUIRED: 1 STALLS
 ACCESSIBLE PARKING PROVIDED: 2 STALLS
 BICYCLE RACKS PROVIDED: 2 (4 STALLS)

UNIT C (776.64 sm / 8,360sf)
 TOTAL PARKING REQUIRED: 26 STALLS
 TOTAL PARKING PROVIDED: 67 STALLS
 ACCESSIBLE PARKING REQUIRED: 2 STALLS
 ACCESSIBLE PARKING PROVIDED: 2 STALLS
 BICYCLE RACKS PROVIDED: 2 (4 STALLS)

UNIT D (765 sm / 8,235sf)
 TOTAL PARKING REQUIRED: 25 STALLS
 TOTAL PARKING PROVIDED: 21 STALLS
 ACCESSIBLE PARKING REQUIRED: 1 STALLS
 ACCESSIBLE PARKING PROVIDED: 2 STALLS
 BICYCLE RACKS PROVIDED: 1 (2 STALLS)

UNIT E (743.2 sm / 8,000sf)
 TOTAL PARKING REQUIRED: 24 STALLS
 TOTAL PARKING PROVIDED: 24 STALLS
 ACCESSIBLE PARKING REQUIRED: 1 STALLS
 ACCESSIBLE PARKING PROVIDED: 2 STALLS
 BICYCLE RACKS PROVIDED: 2 (4 STALLS)



PROPERTY INFORMATION:
 3409 VICTORIA AVE.
 BRANDON, MB
 LEGAL DESCRIPTION:
 THE ELY 746.75 FEET OF BLOCK 7 PLAN 1517 BLTO EXC ALL
 PETROLEUM,
 NATURAL GAS AND RELATED HYDROCARBONS OTHER THAN COAL
 AS SET FORTH IN TRANSFER R31075 IN SE 1/4 21-10-19 WPM



WESTVIC COMMON
 3409 Victoria Ave. Brandon, Manitoba
OVERALL DEVELOPMENT PLAN



APRIL 2021
 SCALE 1:1250m
 0 2 5 15 25 50
 NORTH