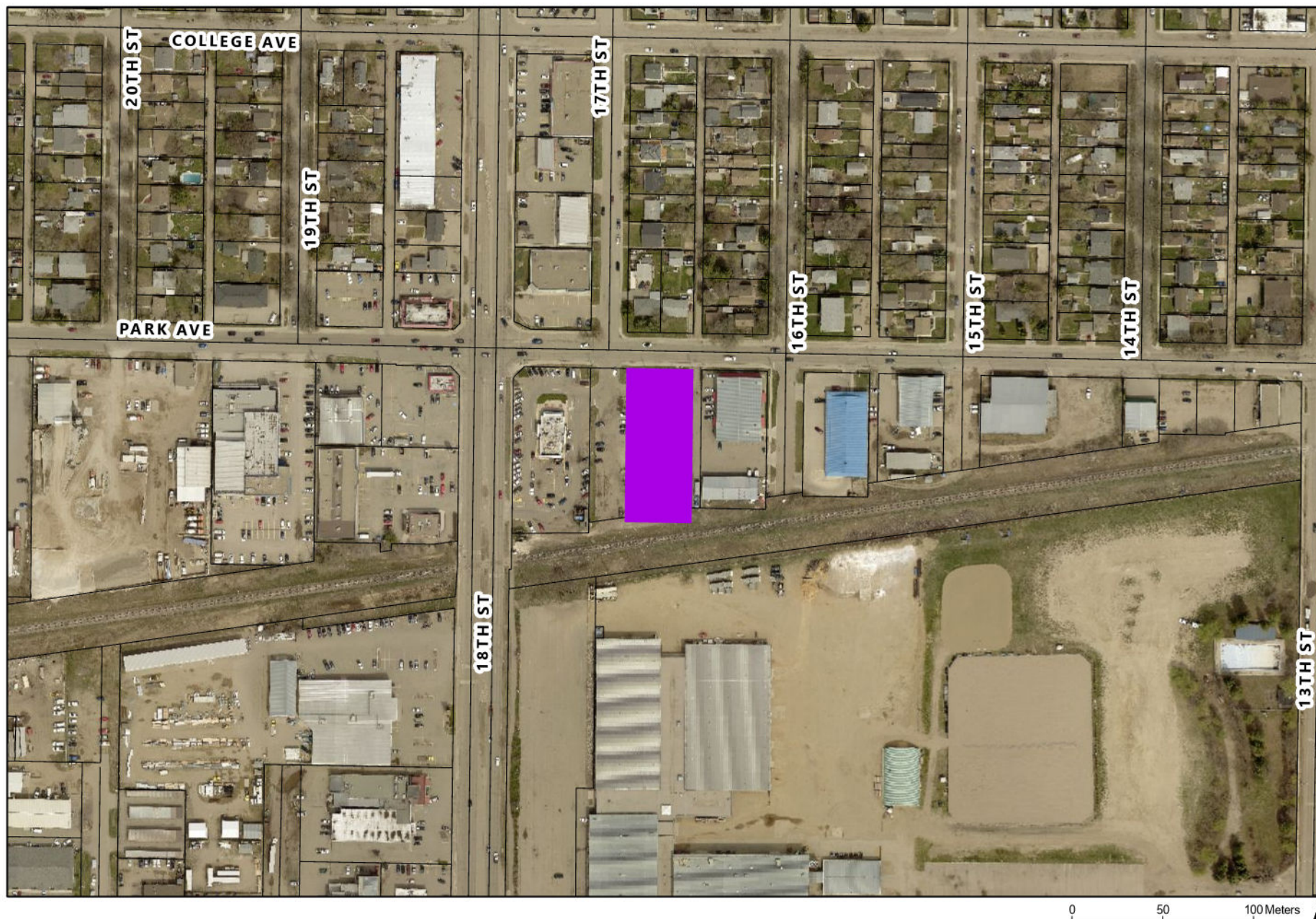


Conditional Use Application C-05-25

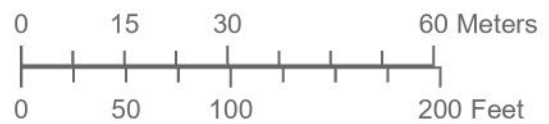
1650 Park Avenue



Conditional Use Application



Conditional Use Application C-05-25
1650 Park Avenue
Lots 1 to 7 Block 5 Plan 16 BLTO
in NW 1/4 14-10-19 WPM



LEGEND

 Affected Lot

**Planning & Buildings
Department**



Map Created: 02/26/2025
Revised:

PARK AVENUE

LEGEND

EXISTING BUILDING

PROPOSED BUILDING

PROPERTY LINE

RAILWAY SET BACK

SITE INFORMATION

CIVIC: 1650 PARK AVENUE, BRANDON, MANITOBA

LEGAL: LOTS 1-12, BLOCK 5, LOTS 17-26, BLOCK 6, PLAN NO. 16 AND PARCELS A - C, PLAN NO. 26734 N.W. 1/4 SEC. 14, TWP. 10, RGE. 19 WPM

ZONING: CG

SITE AREA: (139.0M² min)

SITE WIDTH: 4.6M min

FRONT YARD: 0M

SIDE INTERIOR: 1.5M

REAR LANE: 3.0M

REAR NO LANE: 9.1M

RAILWAY SETBACK: 14.0M/ 3 STOREYS

MAX HEIGHT:

AREAS

SITE AREA: 12,162.2M²

EXISTING BUILDING 1: 326M²

EXISTING BUILDING 2: 815M²

NEW PROPOSED BUILDING 1: 789.7M²

NEW PROPOSED BUILDING 2: 568M²

BUILDING SITE COVERAGE: 20.65%

PARKING

REQUIRED* 125

PROVIDED 127

ACCESS. REQ. 5

ACCESS. PROV. 7

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PROVINCE OF MANITOBA
GUSTAVSON WYLIE
REGISTERED ARCHITECT

01 12/23/24 ISSUED FOR DEVELOPMENT PERMIT JR

00 MM/DD/YR ISSUED FOR BY

DRAWING TITLE

PROPOSED SITE PLAN

PROJECT

TROTTER BUSINESS XCHANGE
SITE DEVELOPMENT

1650 PARK AVENUE,
BRANDON, MB

GWA
architecture planning interiors

JOHN E GUSTAVSON ARCHITECT
SUITE 200 - 1040 WEST GEORGIA STREET
VANCOUVER, BC, CANADA V6E 4H1
P: 604-687-2511 F: 604-687-4203 www.gwa.ca

SCALE: AS NOTED

DRAWN BY: JR

CHECKED BY: RB

DATE: OCT. 2024

PROJECT NO: 24009

SHEET NO.

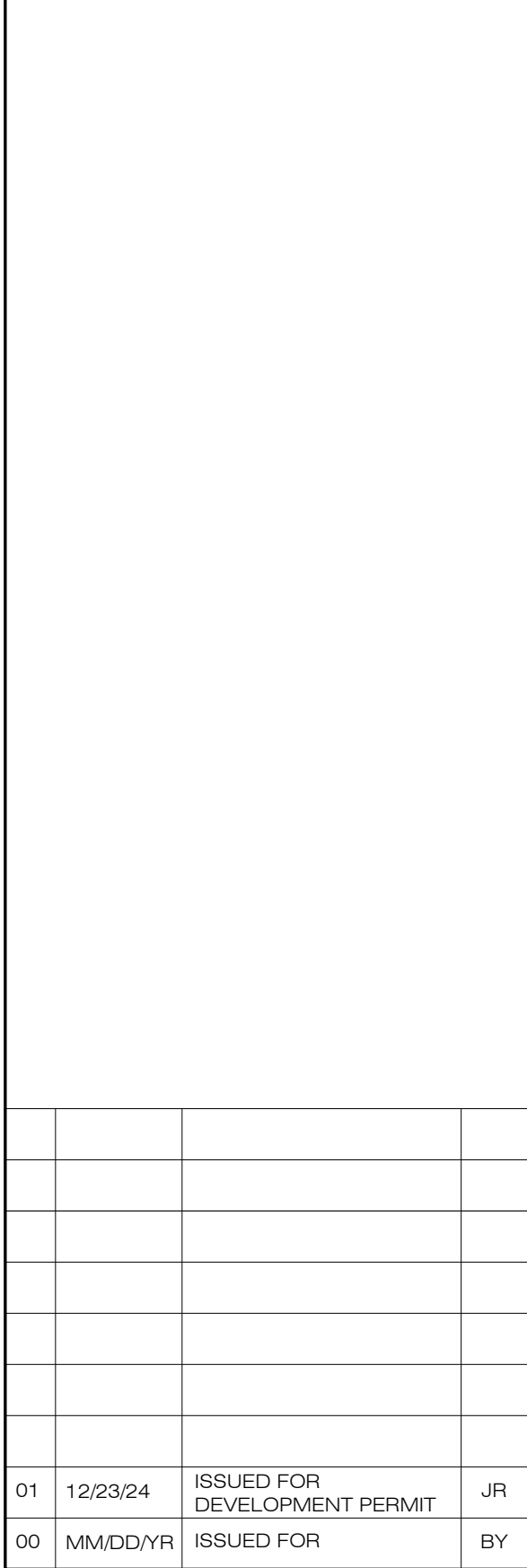
A-001

2 A000 FREESTANDING SIGN SCALE: 1:50

1 A000 SITE PLAN - PROPOSED SCALE: 1:250

Attachment B - 3


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PROJECT

TROTTER BUSINESS
XCHANGE
SITE DEVELOPMENT

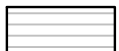

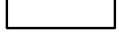








1650 PARK AVENUE,
BRANDON, MB



A-300

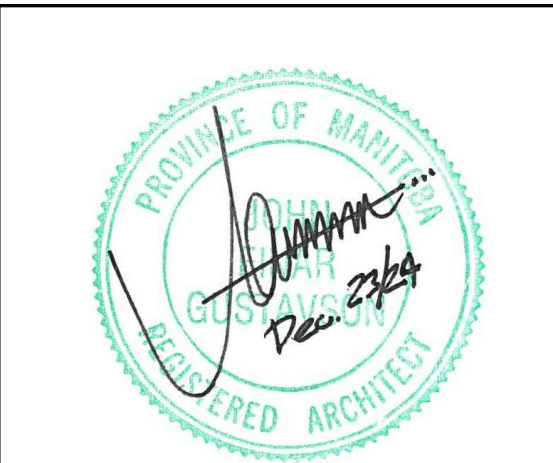


LEGEND FOR BUILDING MATERIALS:

	B-W	BRAMPTON BRICK, CONCRETE MASONRY; PROFILE 90mm X 390mm X 90mm; SUAVE FINISH; COLOUR: POLAR WHITE; MORTAR: TBD
	M-B	ALUMINUM COMPOSITE METAL PANELS; TO MATCH PPG DURANAR PAINT 5ML93416P "MONTREAL BLUE"
	M-W	ALUMINUM COMPOSITE METAL PANELS; CLADCO BNT WHITE; #032320
	GL	EXTERIOR CURTAINWALL SYSTEM; BLACK ANODIZED; CLEAR INSULATED VISION GLASS / LOW-E GLAZING (SOLARBAN 70XL)
	SG-HS	SPANDREL GLAZING; CLEAR GLASS UNITS WITH CUSTOM COLOUR COATING ON INBOARD SURFACE OF OUTER LITE. COLOUR: OPACI-COAT; HARMONY SOLEX
	SG-B	SPANDREL GLAZING; CLEAR GLASS UNITS WITH CUSTOM COLOUR COATING ON INBOARD SURFACE OF OUTER LITE. COLOUR: OPACI-COAT 300 "BIRDIE BLUE"
	SG-W	SPANDREL GLAZING; CLEAR GLASS UNITS WITH CUSTOM COLOUR COATING ON INBOARD SURFACE OF OUTER LITE. COLOUR: OPACI-COAT "WHITE" (TBD)
	CS	PRECAST CONCRETE SILL
	F-B	PRE-FINISHED METAL FLASHING; COLOUR TO MATCH WALL FINISH (F-B: BLACK, F-W: WHITE)
	F-W	
	S	LED-ILLUMINATED CHANNEL LETTERS/LOGO (BY TENANT); MOUNTED TO BASE BUILDING; PROVIDE BLOCKING AS SHOWN

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01	12/23/24	ISSUED FOR DEVELOPMENT PERMIT	JR
00	MM/DD/YR	ISSUED FOR	BY

DRAWING TITLE

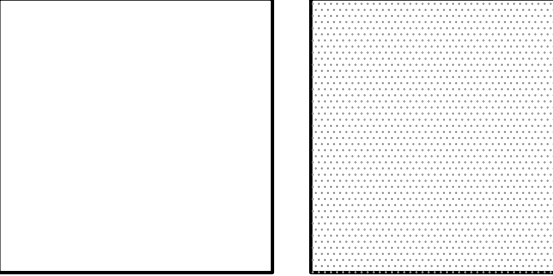
**BUILDING 1
EXTERIOR ELEVATIONS**

PROJECT

**TROTTER BUSINESS
XCHANGE
SITE DEVELOPMENT**

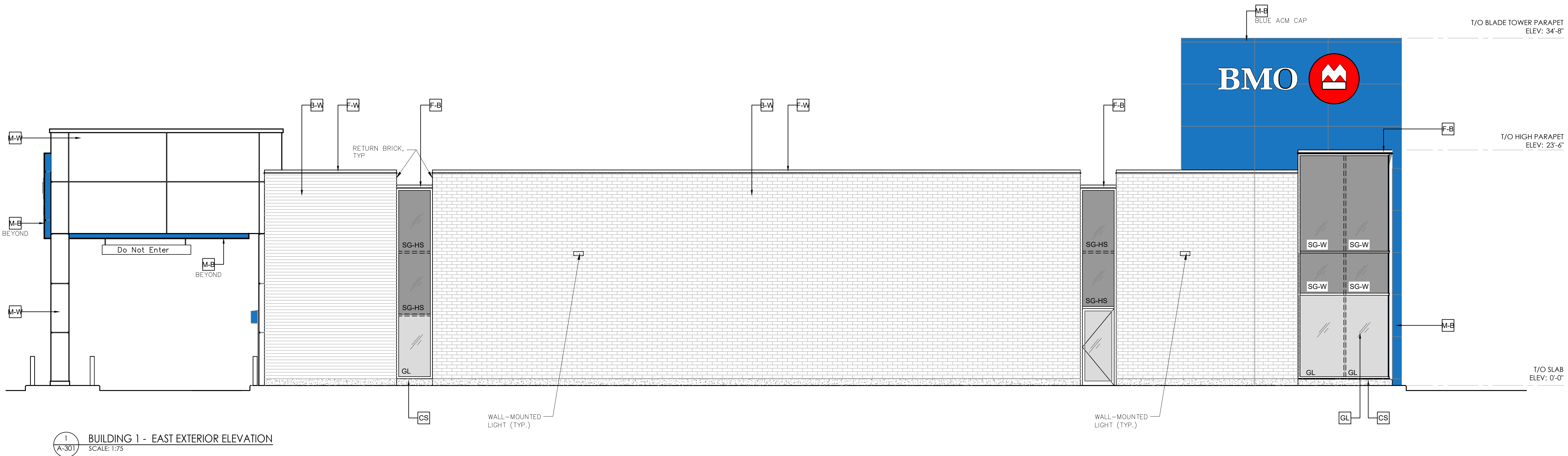
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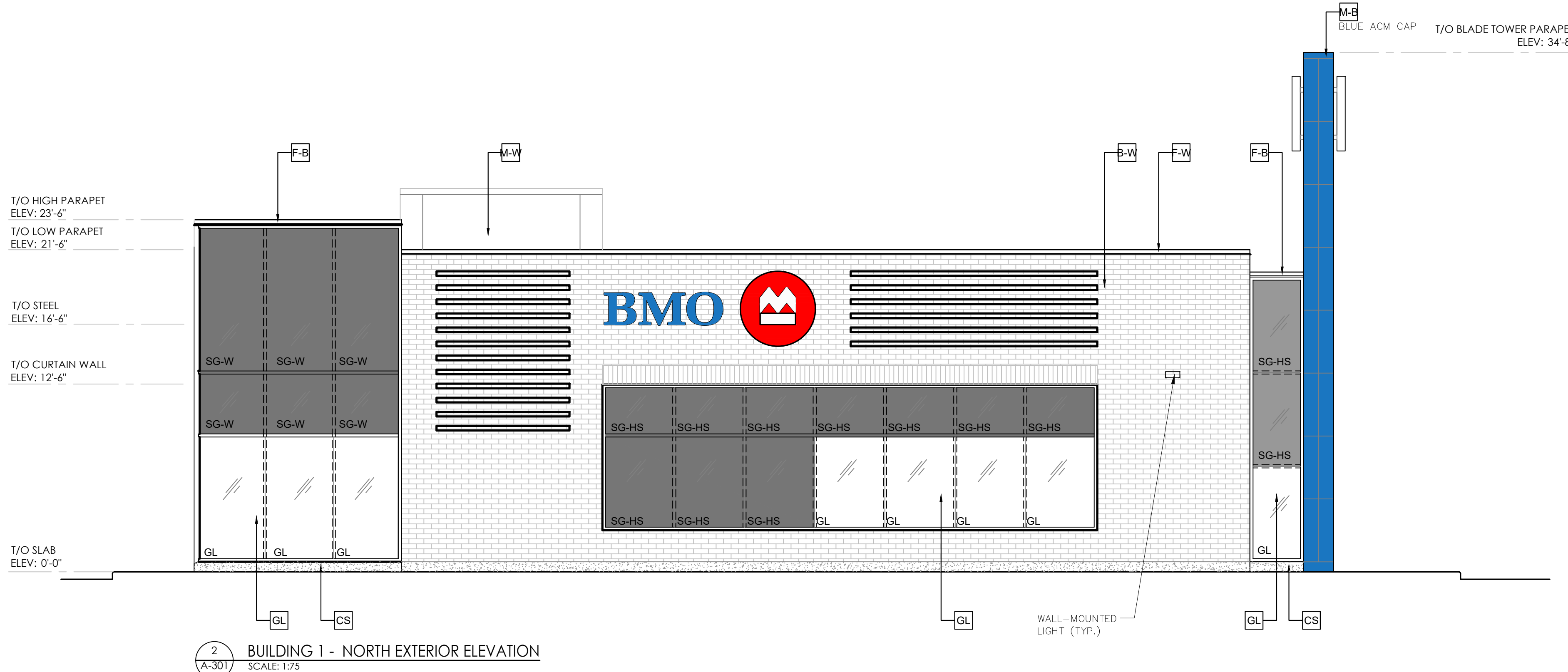


SCALE: AS NOTED
DRAWN BY: JR
CHECKED BY: RB
DATE: OCT. 2024
PROJECT NO: 24009

SHEET NO.
A-301



1 BUILDING 1 - EAST EXTERIOR ELEVATION
SCALE: 1/75



2 BUILDING 1 - NORTH EXTERIOR ELEVATION
SCALE: 1/75

LEGEND FOR BUILDING MATERIALS:		
	B-W	BRAMPTON BRICK, CONCRETE MASONRY, PROFILE 90mm X 390mm X 90mm; SUAVE FINISH; COLOUR: POLAR WHITE; MORTAR: TBD
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