

Amendment to Zoning By-law No. 7124

Name of Property Owner: REKA HOLDINGS LTD
 Name of Applicant: RALPH REDFERN
 Civic Address of Property: 2 OUTBACK DRIVE, BRANDON, R7C 0C2
 Legal Description of Property: LOT 2 PLAN 57831 SE1/4 34-10-19WPM

References:

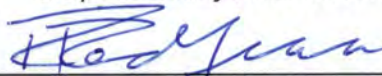
BAPD Development Plan By-law No. 95/01/12
 Applicable Secondary Plan By-law
 City of Brandon Zoning By-Law No. 7124


Prior to submitting a formal application, the Planning & Buildings Department strongly recommends that all applicants meet with a Community Planner to complete a pre-application review

Proposal: It is our intent to have the property rezoned to RLD from DR to facilitate the construction of condominiums which complement REKA Holdings Ltd's existing development directly west of this parcel.

NOTE: This parcel was expropriated by the City for future roadway construction and zoned DR and has since been returned to REKA Holdings Ltd., for rezoning and development.

As the applicant, I confirm and verify to the City that the information provided in this application is true and complete, and I undertake to observe and perform all provisions of The Planning Act, the Development Plan, the Zoning By-law, and the provisions of other relevant laws, by-laws or agreements.

Signature of Applicant:  Date: 15/11/2020
 Address: 10B - 2010 Currie Boulevard, Brandon Postal Code: R7B 4E7
 Phone No.: (Primary) 204-727-1477 (Secondary) 204-761-7712
 Email Address: ralphr@catra.ca

Signature of Owner:  Date: 15/11/2020
 Address: as above Postal Code: _____
 Phone No.: (Primary) as above (Secondary) _____
 Email Address: as above

The personal information which you are providing is being collected under the authority of The Planning Act and will be used for the purpose of approving this application. Information is also being collected for the purpose of statistical reporting. It is protected by the Protection of Privacy provisions of The Freedom of Information and Protection of Privacy Act. If you have any questions about the collection and/or use of information, contact Jennifer Houlihan, FIPPA Coordinator, City of Brandon Planning & Buildings Department, 638 Princess Avenue Brandon, Manitoba, R7A 0P3, Telephone 204-729-2116

FOR PLANNING DEPARTMENT USE ONLY:

Community Planner: Shengxu Li Planning File No.: _____ CityView No.: PLZBLA2020-106
 Date Application Received Nov.27,2020 Payment Date: _____ Receipt No.: _____ Amount: \$ _____

Re-Zoning - Application

REV 12/2018



Nov. 15, 2020

City of Brandon Planning and building Safety Dept.
638 Princess Ave.
Brandon, MB.
R7A 0P3

To the attention of: Brandon Area Planning

REKA Holdings Ltd. is writing this letter as part of the Amending to Zoning By-Law 6642 application we are submitting for the property located @ #2 Outback Dr. Brandon – Lot #2 Plan 57831 BLTO in SE ¼ 34 – 10 – 19 WPM

Project Background:

REKA Holdings Ltd. purchased and constructed the 'Stonebridge on Outback' development, which consists of 18 Bare Land condos (9 duplex style buildings) and this was completed in 2019. Shortly after we purchased the land but before subdividing it, REKA had discovered that the Province as well as the City of Brandon were expropriating a portion of land on the east end of the parcel which meant we had to adjust our development plan down from 22 condos to 18 condos. We inquired numerous times with the Province as well as the City as to why it was expropriating so much land, but were never successful in getting a clear answer.

On the day of the subdivision hearing at City Hall and after inquiring one more time about the excess expropriation, it was realized by the Province and therefore the City, that they didn't need the amount of land that they expropriated but at that point it was too late to pull the subdivision application off the table as it was too far along including all the steps involved in starting a development, so we went through with it that evening. The City's portion of land was therefore given back to REKA and that is the reason we are applying for rezoning at this later date. Had the error or lack of communication from the Province not taken place, then we would have rezoned and subdivided this parcel as part of the 'Stonebridge on Outback' development back in 2014.

Existing Site:

The existing site has not previously been developed and does not have any services at this time.

Description of proposed development:

Because of the unique circumstances involved in having this parcel returned to REKA Holdings Ltd. after REKA had completed it's development next door, it was agreed to by BAP, that REKA be allowed to apply for rezoning without a formal development plan at this time. Nonetheless, in order to show transparency, it is the intent to build condominiums that compliment the existing development to the west while making economic sense based on the location of the parcel.

Note:

There is no 'Community Participation Report' being supplied with our application because for all intents and purposes, the intended plans for this site are the same as the neighboring 'Stonebridge on Outback' development, with the same stakeholders along with the new stakeholders being residents of that development. Hence it was agreed between BAP and REKA Holdings Ltd that it was not necessary.

If you have any questions or require further clarification regarding the above information, please don't hesitate to contact me.

Respectfully,



Ralph Redfern

REKA Holdings Ltd.