



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.

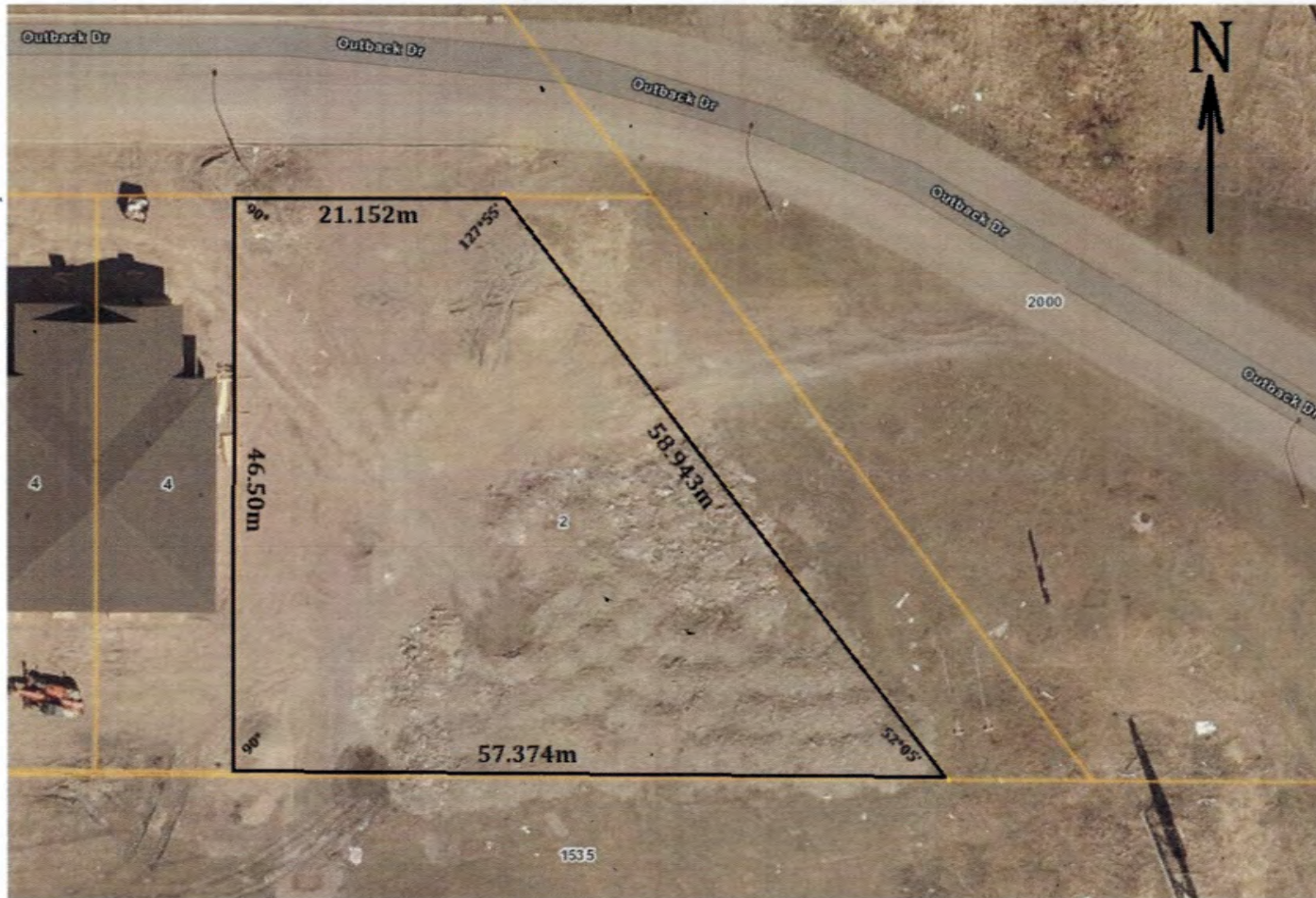
Respectfully,



Ralph Redfern

REKA Holdings Ltd.

2 OUTBACK DRIVE



REKA HOLDINGS LTD
10B - 2010 Currie Blvd
Brandon. MB R7B 4E7

Project Name - 2 Outback Drive
Legal Description - Lot 2 Plan 57831 BLTO SE 1/4 34-10-19 WPM
Date - 15th November 2020

