



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

Amendment to Zoning By-law No. 7124

Name of Property Owner: RICHARD GOLLETZ
 Name of Applicant: RICHARD GOLLETZ
 Civic Address of Property: 2222 CURRIE BOULEVARD
 Legal Description of Property: LOTS 1 to 8 IN BLOCK 4 OF PLAN 1118

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: TO REZONE THE ABOVE PROPERTY FROM RMH TO CAR

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: [Signature] Date: JAN. 16/19
 Address: 170 DALY CRESCENT Postal Code: R7A 6V8
 Phone No.: (Primary) 204-721-1250 (Secondary) 204-721-1250
 Email Address: ricks@mymts.net

Signature of Owner: [Signature] Date: JAN. 16/19
 Address: 170 DALY CRESCENT Postal Code: R7A 6V8
 Phone No.: (Primary) 204-721-1250 (Secondary) 204-721-1250
 Email Address: ricks@mymts.net

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: [Signature] Planning File No.: Z-02-19-B CityView No.: PLZBLA2019-16
 Date Application Received: Mar 4, 2019 Payment Date: Mar 5/19 Receipt No.: 2019007242 Amount: \$ 4,000.00
 Re-Zoning - Application REV 12/2018

City of Brandon
Planning, Property & Buildings Department
Development Services Department
638 Princess Avenue
Brandon, Manitoba
R7A 0P3

Jan 16, 2019

Attention: Andrew Mok, Senior Planner

Re: Application for the Rezoning of 2222 Currie Boulevard

Rick Golletz the landowner, is applying to rezone the 2222 Currie Boulevard property from RMH Residential Mobile Homes to CAR Commercial Arterial for the future commercial redevelopment of the property. The property is currently occupied by a mobile home park.

The property is legally described as Lots 1 to 8 in Block 4 of Plan 1118 at the civic address of 2222 Currie Boulevard in the City of Brandon registered in the Brandon Land Titles Office under certificate of title # 1877520 and shown under municipal roll #390971.

With frontage on Currie Boulevard of 597.15' the subject property is a rectangular parcel with a total area of 149,287.50 square feet according to the provincial municipal assessment records.

The **South** limit is bordered by Patricia Avenue extending west of 18th street. The property is bordered on the south by a large land package proposed for new development with commercial retail and big box facilities west of 18th Street with varied residential development proposed for the area west of the proposed commercial development. Currie Boulevard is the west service road bordering the subject on the west side of the paved 18th Street South, also known as Provincial Highway #10.

Land to the **West** of the subject is developed as a mobile home park with primarily modern structures, in addition to a few modern multifamily apartment units.

Directly **North** is commercial arterial development with restaurant, recreational facilities, hotel, office, retail and auto as well as agricultural equipment sales and service facilities.

East of the subject is the Highway #10 (or 18th Street South) and further are varied residential properties with commercial facilities further north.

Previously the subject was developed as a portion of the mobile home park to the west with earlier style mobile homes. Zoned "RMH" residential mobile home use due to the original existing use; the land under projected planning forecasts is designated for "CAR" commercial arterial zoning similar to the original portions of the park to the north which have been redeveloped under that zoning.

This property is designated "**Commercial**" as per *Map 1: Urban Land Use in the Brandon & Area Planning District (BAPD) Development Plan 2013 (By-law 95/01/12)* and was designated as such in the earlier version development plan when the owner purchased the property in 2002.

The rezoning of this property from RMH to CAR would fit with the surrounding area as Commercial Development along major urban arterial roadways is always considered as warranted in contemporary developmental planning. This rezoning is consistent with the Development Plans for this area for over the last two decades and reflects the acceptable and needed ongoing development for Commercial land. Redevelopment of RMH to CAR of the land just to the North, and now development proposals from VBJ Developments, Commercial /Residential Land to the South of this property, exemplify the need and demand.

The existing Mobile Home Park is being closed down due to the inability to resurrect the utility and roadwork infrastructure of the Park. It is time to move forward and comply with the existing development plans that have been forecasted for decades.

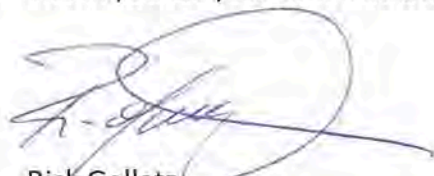
The property will be listed for sale in September 2019 and the owner is looking to rezone the property to CAR in order to attract a commercial type use on the property. I have proposed two different concept plans for the property that cover a variety of different uses including a Restaurant, Retail, Office Space and Showroom. This is done to provide final site plan flexibility to a potential purchaser as well as to reduce the development timelines by having the property already zoned for commercial use.

Environmental Issues

A Phase 1 Environmental assessment will be performed early in 2019 to facilitate a sale of the property.

I wish to see this area along Currie Boulevard transition into a more commercial type use that will blend into the existing properties surrounding it to the North and South. A new commercial development will vastly increase the aesthetic value as it welcomes visitors to the Gateway to the South of the City. The redevelopment will be increased tax revenues and the welcome of new jobs will be an augmenting force for our City. I wish to work with the Planning Department through the application process and hope to receive support for this project from the Planning Commission and the City Council.

Thank you for your time and attention,

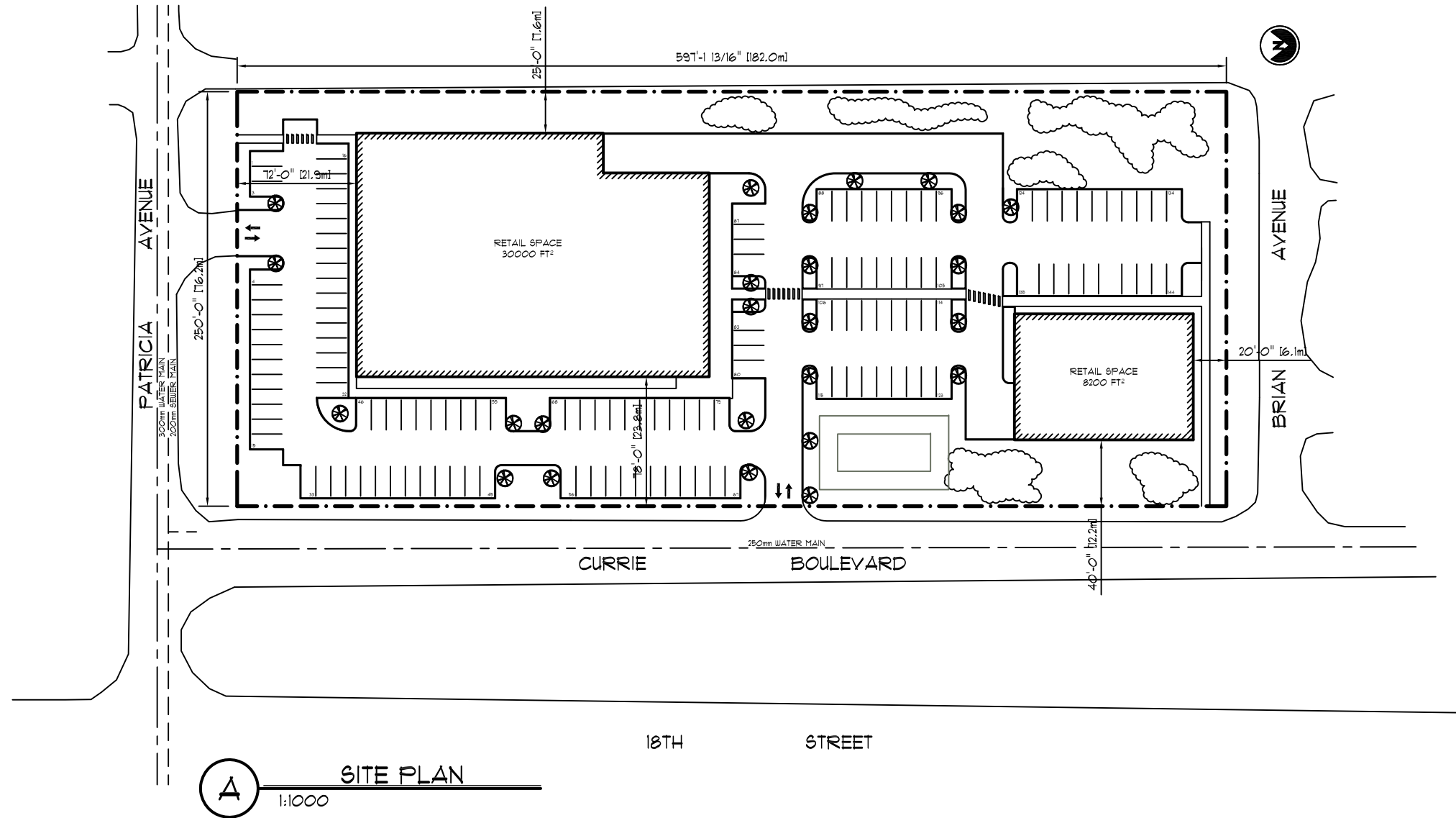


Rick Golletz
Property Owner

Date: *June 16*, 2019

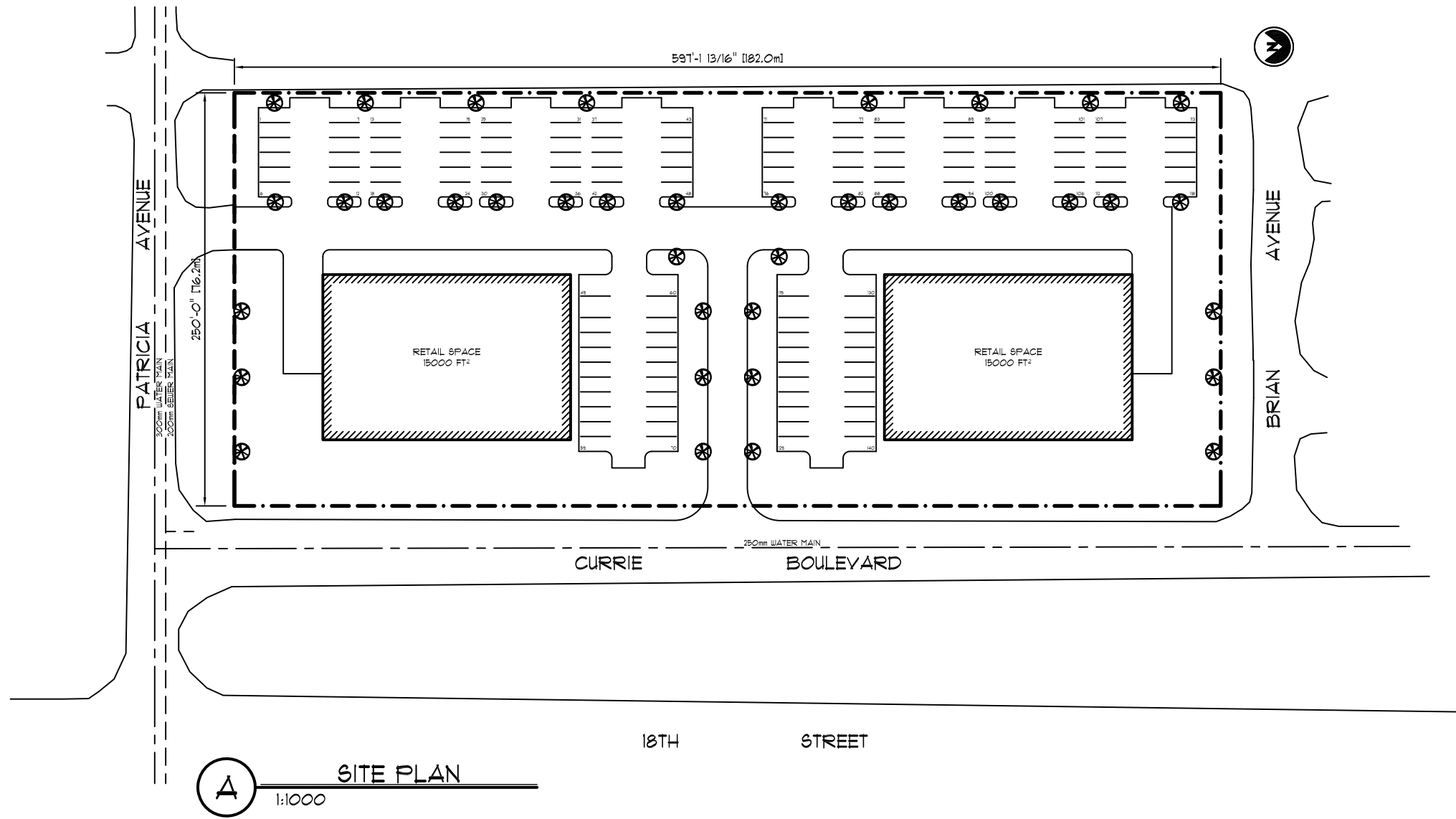
2222 CURRIE BLVD

LOT: 1/8 BLOCK: 4 PLAN: 1118



2222 CURRIE BLVD

LOT: 1/8 BLOCK: 4 PLAN: 1118



A SITE PLAN
1:1000



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