

PH 1 - 6. Rezoning: 109 East 40th Avenue - Other

Date Received	Time Created	Case ID	Subject	Position	Content	Author Name	Author Email	Neighborhood	Attachment
2023-06-29	13:50	201000695224	PH 1 - 6. Rezoning: 109 East 40th Avenue	Other	<p>I would support this ONLY with changes to the plan to allow a more future-proof comprehensive development of the block. These developments are too random without actual planning.</p> <p>Currently as is, the block is composed of essentially 9 lots with this proposal occupying 7 lots. This would leave 2 orphan lots that cannot be developed in the same way. The approval should be only for 6 lots (ie develop the 9 lots in multiples of 3) allowing the 3 final lots on the block for future development.</p> <p>Orphan lots should be prevented as much as possible, otherwise the city would be granting developer significant benefit at substantial expense of the neighbors whose lots are orphaned.</p>	Jenel Payne	<p>s.22(1) Personal and Confidential</p>	Oakridge	