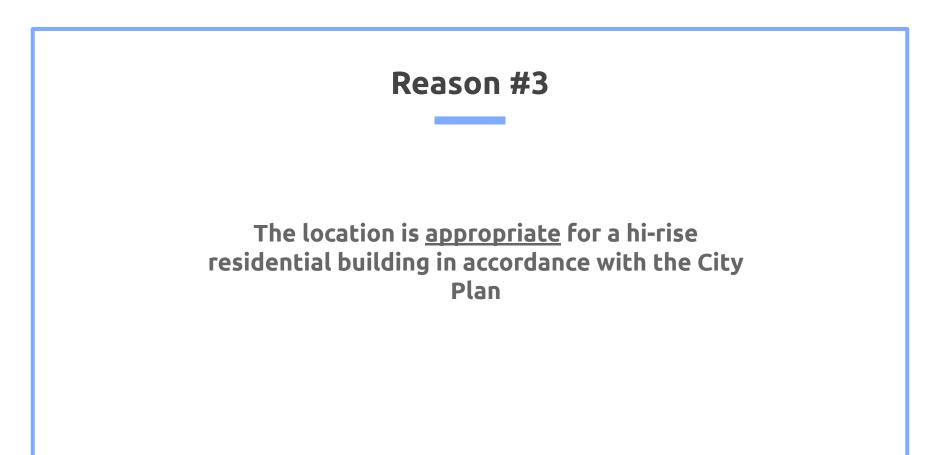
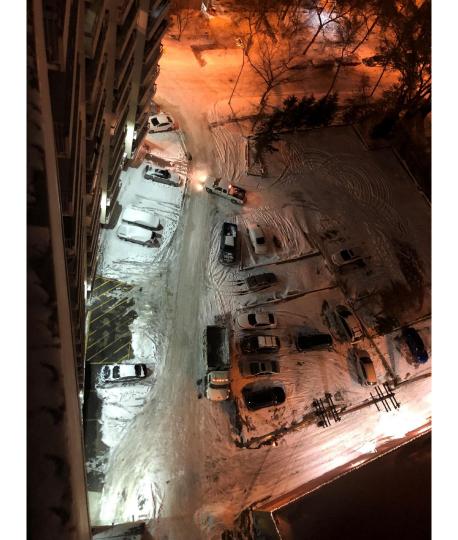
Reason #1

It facilitates the <u>replacement of a surface</u> <u>gravel parking lot</u> with a residential building to better support the pedestrian oriented commercial corridor along 109 Street

Reason #2 The proposed rezoning invokes a podium tower design and building orientation within the site to minimize negative impacts on surrounding properties











Thank you

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