

## Reason #1

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

## Reason #2

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

## Reason #3

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The location is appropriate for a hi-rise residential building in accordance with the City Plan









**Thank you**