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Alderman Leo Port  
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*Difference between  
"develop" and "repair"  
"Renovate"?*

Dear Leo,

RESIDENTIAL FLOOR SPACE RATIOS

At our luncheon recently I mentioned that in my opinion the present and proposed zoning in the strategic plan does not encourage re-development of residential property where it is required and the Council must give greater incentive for site owners to develop rather than simply repair second rate houses which have a very low ratio.

The one particular section of the City which should be concentrated upon is the area South of William Street between Palmer and College Streets where the ratio is 2.1. This is not enough to encourage redevelopment and to do so you would need to increase the ratio to 4 or 5.1 depending on the size of the site and allow neighbourhood shopping uses on the ground floor. No commercial activity above the ground floor should be allowed, and car parking provisions could be restricted, as I do not believe that cars would be an essential element to those people who would live there as this would be a City living area and not a suburb.

I wish to make it absolutely clear that I am making this suggestion in order to be helpful and I have no client who owns any property in the area who would benefit from an upgrading in zoning.

One could go a stage further and provide that half difference between the additional value created by the upgrading in zoning should be paid to the Council by way of a betterment charge and this capital used to acquire a decent amount of open space within the precinct for a park or village square.

*Hyde Park nearby*

I should be glad to hear your reaction and offer further assistance to you in achieving the objective.

Yours sincerely,

*Robert*

Robert W. McCuaig

RM:RCC

*I have some information on what the Greater London Council is doing in this regard.*

RECORDED  
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Ans'd.....