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STABILIZING VALUES FOR MORTGAGE LOANS AND REAL ESTATE BY CITY PLANNING AND ZONING REGULATIONS

(Continued from page 4)

Zoning ordinances of this kind are now being carefully worked out in this way in Portland, San Francisco, Detroit, Rochester, Newark, Cleveland and many smaller cities. Each of these cities has established a permanent city planning commission, with expert advice, not only to follow the matter up and see that the zoning ordinance will not only at present guide the city's growth to a well developed plan, but also in years to come to watch for and recommend amendments to the ordinance suitable to the changed conditions which develop as the city grows, and as the city plan is executed.

A zone ordinance cannot be a rigid or fixed thing. It should be elastic and reasonably easy to amend after proper consultation of the property owners in the neighborhood affected. At present without a zone ordinance any new purchaser may go into a district of fine investments and get a building permit without warning, to erect a building (as long as it is safely constructed) for a use that will absolutely kill the rental returns and property values adjoining; with a zone ordinance no such permit can be granted until the neighborhood has been notified and consulted. If a substantial majority of the neighborhood are ready for the change and desire it, the ordinance can be amended.

Most cities have followed the lead of New York City in making their zone ordinances apply to new building permits only all existing uses and heights not in conformity with the several zones established, not being affected. This simply prevents matters from getting worse without curing flagrant existing intrusion.

Los Angeles, on the other hand, as far back as 1909 passed a so-called retroactive zone ordinance as to indus-

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VANCOUVER, B. C.

UNION INSURANCE SOCIETY OF CANTON, LIMITED

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