Written Submission:

There are many many reasons we need to adopt zoning reform to allow for denser housing and I just want to touch on a few:
1. The Housing Accelerator Funding can be transformational in our ability to provide non-market housing in this city, which will be key in housing affordability.
2. We need a stronger core of property values to support a sustainable city budget: More Property Values and Fewer Roads = Sustainable Budgets
3. We need denser communities to support the formation of complete communities with a diversity of backgrounds which improves the social fabric
4. We need denser communities to improve the environmental sustainability of our city and to improve the air quality in our communities. Density = Fewer Car Trips = Less Pollution
5. We need denser communities to improve our health: Studies show people in denser communities have more activity built into their daily lives and results in better health.

Lastly:

4-Plex buildings are not scary! They can be very nice when directed by form-based zoning codes and with protections for trees.
4-Story buildings are not scary! Most mature trees are taller than a 4 story apartment!

These can fit in without ruining the 'character' of our city!

Thanks,

Greg Oughton