

Ludwig, Nicole

From: Bruce Gregg s.22(1) Personal and Confidential
Sent: Thursday, June 13, 2019 2:58 PM
To: Public Hearing
Subject: Comment on 4547 Granville Rezoning. Reject this proposal and (later) approve 10 units. Maintain 0.7 zoned FSR beside the Hospice

Hi

A multi-family development could be developed successfully if it kept to the current RS-5 zoning of 0.7 FSR.

Such a structure could keep massing and construction disruption to the north side of the lot and away from the hospice.

10 units would use the same FSR allowed under the current zoning. The proposal presented by the developed almost doubles the FSR to 1.33. This is a significantly larger building with significantly more construction and infrastructure needs.

To get to the more balanced solution, council would **only** need to change

- **from RS-5 single family/duplex**
- **to RS-5 with 10 units of multi-family.**

The 0.7 FSR would stay the same.

Since one of the main features of the development is that it has major bus access nearby, the proposed parking should also be reduced.

Maybe only have 10 parking spots underground. With a major bike route moments away and the bus outside its door, we should expect that city housing won't need the same number of car spots. As a transition, maybe put some additional parking at grade so the parking could be reclaimed? There are so many other ways to get around and having a car in the city is not a "right".

In summary, maintaining the RS-5 0.7FSR and simply making the change to allow 10 units of multi-family:

- Adds 10 units to available rental housing;
- Leverages the available transportation options;
- Maintains a respectful buffer and;
- Is a model for how to manage situations where there are incompatibilities that need collaborative and balanced solutions.

Please **reject** the current proposal and then ask city staff to **work with the developer on a 0.7 FSR multi-unit development.**

Thank You

Bruce Gregg