

CD-1 Application 1200 blocks Burrard and Hornby  
The Following Amendments Are Needed

*Topik*

Unbundling

A Council policy statement requires unbundling.

Many Yaletown condos have parking completely unbundled. Parking places are strata-titled separately. There is an on-line board where they are bought and sold. It works in new Yaletown. It can work everywhere.

Staff at the sales offices of CD-1 projects have never heard of unbundling.

At these condo projects: Olympic Village, Modern, Rolston, Shine, Kensington, a 'prospective buyer' wanted to purchase a 1 bedroom unit of choice, but not buy a parking place., almost impossible. Even in Strathcona at Wall 900 the parking ratio is 0.9 to 1

When the buyer explained that not buying the parking place reduces the amortization period from 25 to 20 years, that the last five years of mortgage payments are for the parking place, it went right over their heads.

*Topik*

Reducing Parking

The amount of parking in the proposal should be set as the maximum. Development applications showing fewer parking places should be accepted and encouraged. A parking ratio over .5 per suite anywhere in the downtown peninsula is absurd, 0.2 would make sense.

200,000 adults living in the City of Vancouver do not own cars.

*Topik*

No Sub Prime Mortgages

Rolston is offering 5% down and for the first 3 years a reduction in monthly payments of \$1,000. It will be years before the so called 'owner' has any actual equity if the true value, not MSRP of the unit, remains constant.

*Topik*

No Support for Automobile Ownership

The car dealership must go. The space should be developed as an amenity space.

Traffic lanes have been or are being removed from each of the 4 streets surrounding this city block. It is absurd to take that action and build the proposed car dealership. Which is Council trying to do, more cars or less?

*Topik*

### Leed

As explained elsewhere LEED's attempts to reduce automobile addiction depend entirely on the adjacent transit and amenities. Therefore any building at this location is virtually assured leed gold. Leed did not have the courage to challenge the cowboy concept which dominates U.S.A. transportation. 'I'm a cowboy. Can't call myself a cowboy if I don't have a horse'. Cars generate as much CO2 as buildings in Vancouver. A building which is a 7 minute walk from Georgia Street, yet has a 1.1 ratio of parking to apartments, does not deserve commendation.

*Topik*

### West End Community Plan

The west end community plan states that half of the off-street parking west of Burrard is not being used. Why build more.

The west end plan limits multi-acres of property west of Burrard to 6 storeys. Yet this building keeps growing like Jack's beanstalk.

*Topik*

### Return to Staff

With so many glaring faults, this project must be returned to Staff. They have to tell the developer that the above are requirements and they need to resubmit once these changes have been made. Hopefully the next submission won't be on Christmas Eve simultaneously with Oakridge. This on a day when local media are focused on sending a civic delegation to Sochi!

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