

1525-1555 Robson St development application comments

SURVEY RESPONSE REPORT

PROJECT NAME:

1525 and 1555 Robson St (DP-2024-00900) development application

Q1 | **Your comments:**

11/13/2024 11:16 AM

A good addition on Robson St. Long overdue in that block. Need more rental units in downtown.

11/13/2024 10:19 PM

I strongly support this project. It aligns with the need to create lots more housing, particularly secure rental housing, in the densest and most expensive part of the city. Plus, it includes some more commercial space for this vibrant neighborhood.

11/16/2024 11:45 PM

I think it should be taller.

11/19/2024 10:49 AM

I support this application. We need more rental housing, because added supply should help to taper demand....and eventually reduce rental rate growth for us Vancouverites. The buildings also look great and I love the retail presence.

11/19/2024 12:09 PM

This application by GWL for much needed rental housing in Vancouver's downtown Peninsula should be fast tracked through the approval process. The city has added significant employment growth in the downtown core with the new 1.1 million sq ft Amazon Campus, significant expansion by Microsoft growing to over 700,000 sf , and many other expansions leading to over 20,000 new workers without the city adding sufficient housing to meet the needs of these new workers. This demand has lead to the massive increases in rents we have recently seen. GWL's proposal will have a meaningful impact of provide supply. The location on Robson also allows for residents to walk to work which follows the City's mission promoting Environmental Sustainability.

11/19/2024 12:49 PM

West end/DT needs more residential units. This development plan is perfect.

11/19/2024 03:29 PM

I very much support this development application. The City is in desperate need of housing, and this development will provide just that. I implore the City to approve this development so that hardworking citizens who contribute to Vancouver's economy will not have to constantly worry about whether or not they will be able to find adequate housing for themselves and their families.

11/20/2024 01:00 AM

I am writing as a concerned resident of 1568 Alberni Street to express my strong opposition to the proposed development at 1525-1555 Robson Street. While I understand the need for urban development, I am deeply worried about the significant negative impact this project will have on my home and well-being. As a south-facing resident of 1568 Alberni, my family and I rely heavily on natural sunlight in our unit, a critical factor we considered when choosing our home. Unfortunately, the proposed new building will entirely block sunlight to our residence, causing significant distress. My family member suffers from depression, and their mental health has greatly benefited from the sunlight our unit currently enjoys, as recommended by their doctor. Losing this essential source of natural light would drastically impact their health and quality of life. Furthermore, the close proximity of the proposed building to 1568 Alberni creates an oppressive and overcrowded visual environment. The narrow spacing between the two structures will reduce the sense of openness, exacerbating feelings of confinement and discomfort for residents in the neighborhood. If the development must proceed, I respectfully request that the building height be limited to no more than 15 stories to preserve some sunlight and reduce the sense of overcrowding. This compromise could help mitigate the adverse effects on the surrounding community while allowing for new construction. I urge the City to reconsider approving this application in its current form. It is crucial to maintain a balance between development and the well-being of current residents. Thank you for your attention to this matter. I am available for further discussion or to provide additional information about the concerns raised.

11/20/2024 01:25 AM

I am writing as a concerned resident of the West End neighborhood to strongly oppose the proposed development at 1525-1555 Robson Street in its current form. The excessive height and density of the project will have significant negative impacts on the area, including its architectural harmony, livability, and transportation infrastructure. The proximity between the proposed building and the existing towers at 1500-1568 Alberni Street is far too narrow. This results in substantial obstruction of views and sunlight, particularly for 1568 Alberni Street, a landmark structure meticulously designed by the renowned architect Kengo Kuma. This building's unique, flowing architectural lines are a rare masterpiece that greatly enhance Vancouver's skyline. Allowing the proposed development to overshadow such an iconic structure is a regrettable loss for the city's urban identity and aesthetics. Furthermore, Robson Street in the West End is primarily a vibrant dining and shopping district. The area already experiences significant traffic and parking challenges during peak hours. Adding a high-density residential building of this scale would exacerbate these issues, creating congestion and inconvenience for residents,

businesses, and visitors alike. Given these concerns, I urge the City to impose stricter limits on the building's height and density. Specifically, the new development should not exceed 20 stories to mitigate its impact on the surrounding environment, preserve sunlight and views, and maintain a balanced streetscape. From the perspectives of urban planning, community livability, and architectural preservation, the current proposal is unsuitable for this location. I respectfully request that the City reconsider the application and work towards a more sustainable and harmonious design for this development. Thank you for your attention to this matter. I would be happy to discuss my concerns further or provide additional feedback.

11/20/2024 07:33 AM

Great development to add much needed rental stock to the city. Walking distance to parks, shopping and jobs by an institutional developer with solid credentials.

11/21/2024 06:33 AM

Great looking buildings that will provide much needed rental housing stock.

11/21/2024 08:34 AM

Development looks great. will supplement our rental accommodation needs. it seems to fit the growth of the neighborhood.

11/21/2024 12:34 PM

As a resident living near the proposed development site, I am writing to express my concerns about the significant increase in building density planned for 1525-1555 Robson Street. While we understand the need for urban development, we strongly urge the City to reconsider the proposed density based on the following reasons:

- 1. Fire Safety Risks** The recent fire incident at 1500 Alberni Street highlighted the safety challenges posed by high-density developments. During the fire, burning debris fell from the building, creating additional hazards for nearby residents and properties. Furthermore, Eihu Alley, a narrow street adjacent to the site, is already challenging for fire trucks to navigate. Increasing the density of buildings on this street will exacerbate these risks and further hinder emergency response efforts, endangering both current and future residents.
- 2. Traffic and Infrastructure Challenges** The current traffic conditions on Eihu Alley and surrounding streets are already congested. Adding more residents and vehicles to the area will worsen traffic flow and strain existing infrastructure, including public transit, parking, and pedestrian pathways. No significant upgrades to these systems have been proposed in tandem with the development, creating a recipe for chronic congestion and logistical inefficiencies.
- 3. Severe Loss of Sunlight for Adjacent Buildings** The newly completed twin towers at 1438 Robson Street have already blocked a

considerable portion of the view for nearby residents. However, due to the width of Robson Street, some sunlight is still preserved. In contrast, Eihu Alley is far narrower, and the proposed twin towers will completely block sunlight to the south. This will severely impact residents in the 29 floors and below of the neighboring buildings at 1500-1568 Alberni Street, casting them in permanent shadow. In Vancouver, where sunlight is both limited and treasured, this loss will significantly harm the physical and mental well-being of affected residents.

4. Public Resources Are Insufficient The neighborhood's existing public resources—schools, hospitals, police, fire services, and other essential services—are already operating at near-capacity levels. A sharp increase in population density without corresponding expansions in these resources will inevitably lead to shortages, reduced quality of service, and a decline in the overall quality of life for both current and future residents.

5. Environmental Impact and Sustainability High-density developments bring with them a range of environmental concerns, including increased noise pollution, reduced green spaces, and exacerbated urban heat island effects. These short-sighted development practices may serve immediate economic interests but pose long-term risks to the environmental sustainability and livability of our community.

Our Request We are not opposed to the development itself but strongly advocate for a reduction in the proposed building density. This adjustment would better align with the capacity of the neighborhood's existing transportation, emergency response, and public resource systems. By doing so, the City can ensure a safer, more livable, and sustainable environment for all residents—both current and future. We sincerely urge the City to carefully evaluate this development application through the lenses of traffic analysis, safety assessments, and environmental reviews. Only by considering these factors can the City protect the well-being of the community and make decisions that serve the long-term interests of all stakeholders.

11/21/2024 03:37 PM

I am writing to express my strong support for GWL Reality Advisors Inc.'s application for a new mixed-use development in Vancouver. This project represents a vital opportunity to enhance our city's housing landscape by adding much-needed secure market rental units. As Vancouver continues to face a housing crisis, developments like this are essential in providing housing options for residents. By increasing the availability of rental housing, we can help ensure that people can live, work, and thrive in our community.

11/21/2024 10:55 PM

Dear Planning Department, I am writing to express my strong opposition to the proposed development application for 1525 and 1555 Robson Street (DP-2024-00900). As a resident of 1568 Alberni Street, I am deeply concerned about the detrimental impacts this

project will have on my family's well-being and the overall livability of our neighborhood. Impact on Mental Health and Quality of Life My family includes a loved one who suffers from depression, and we have always relied on natural sunlight to maintain a positive living environment. The proposed development is located directly to the south of our building, separated only by the narrow Eihu Lane. With the significant height and bulk of the planned structure, it will cast a shadow over our home throughout the day, blocking nearly all sunlight. This lack of daylight will exacerbate the mental health challenges we face and severely diminish our quality of life.

Overcrowding and Traffic Congestion Robson Street in the West End is already densely populated with restaurants, shops, and grocery stores, contributing to frequent traffic congestion, especially during peak hours. The newly constructed towers at 1438 Robson Street have already added significant pressure to local infrastructure, and this proposed development will only worsen the situation. The West End has always been valued for its unique balance between urban amenities and a peaceful residential atmosphere. Overdeveloping this area risks turning it into a dense, concrete jungle akin to the Central Business District, which is contrary to the character of our community. Request for Reevaluation I urge the Planning Department to carefully reconsider this project's design and scale. Measures should be taken to reduce the height, preserve natural light for neighboring buildings, and prevent overburdening the area's infrastructure. The well-being of existing residents and the preservation of the West End's livability should be prioritized over aggressive urban development. Thank you for taking the time to consider my concerns. I hope the city will support sustainable and community-oriented development practices that respect the needs of all residents.

approve and expedite

11/30/2024 06:10 PM

12/20/2024 02:45 PM

Subject: Concerns Regarding the 1525-1555 Robson St Development Application As a neighbor, I have significant concerns about the proposed development at 1525-1555 Robson Street. One major issue is the current disruption caused by ongoing construction in the area, particularly the Alberni Street project. This has already created constant noise, traffic congestion, and road closures managed by flaggers, which negatively impacts residents' quality of life and accessibility. Adding another large-scale development will only exacerbate these issues. The cumulative impact of simultaneous construction projects on Robson and nearby streets needs to be carefully considered. Increased noise, dust, and heavy vehicle traffic can severely disrupt the neighborhood, especially for families, seniors, and those working from home. Additionally, Robson Street is

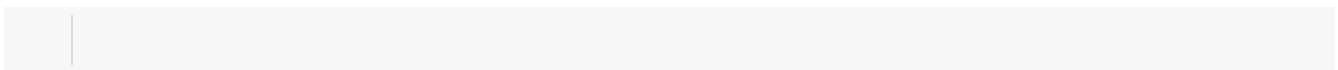
a busy corridor for pedestrians, local businesses, and visitors. Another development will place further strain on infrastructure, parking, and public spaces, potentially making the area less livable and less appealing. To address these concerns, I strongly urge the City to: 1. Limit the overlapping timelines of large construction projects in the area to minimize disruption. 2. Implement stricter noise and traffic control measures. 3. Conduct an impact assessment of how additional construction will affect residents, businesses, and visitors. While development is important, it must balance the needs of the community to maintain livability and accessibility. Thank you for considering these concerns. Maxim Ratinov

1/28/2025 10:58 PM

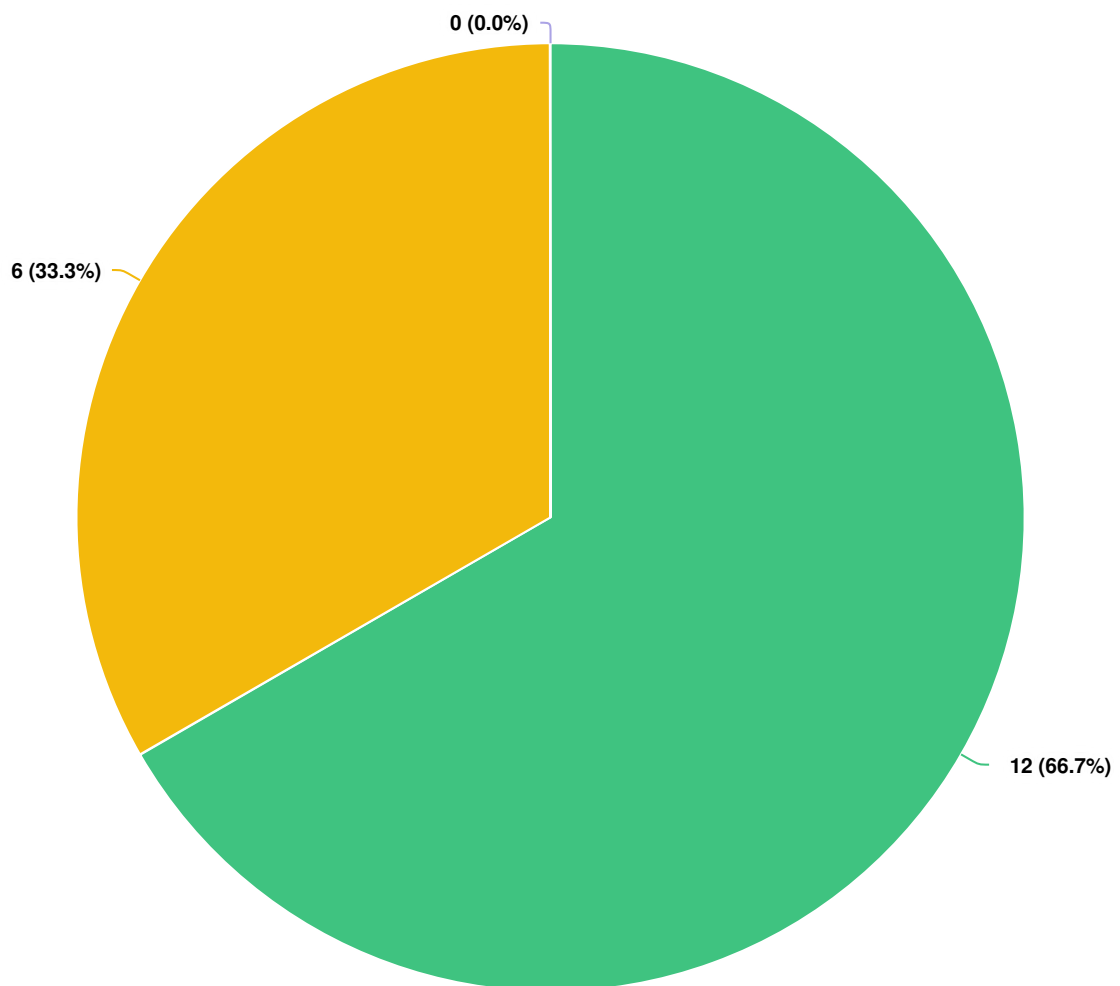
I am writing to express my concerns regarding the current rezoning application for 1525-1555 Robson Street. Consideration of the following factors is crucial before proceeding: Traffic Congestion: The existing infrastructure, particularly the road network around Robson and Nicola Streets, is already overburdened. The influx of residents from numerous new condo developments within a three-block radius will significantly exacerbate traffic congestion and increase the risk of accidents. Market Demand and Affordability: The recent completion of The Chronicle by GWL demonstrates a potential mismatch between market demand and current pricing. One-bedroom units at The Chronicle are currently listed for \$3,175 per month (as of January 2025), suggesting a significant affordability gap. Furthermore, the Landmark on Robson also exhibits a high vacancy rate/empty homes. Impact on Neighborhood Character: Introducing additional high-density housing units without addressing the aforementioned concerns may not contribute meaningfully to the neighborhood's long-term well-being. It is essential to ensure that new developments are both financially viable and serve the needs of the existing community. I urge the City to thoroughly assess these concerns and explore mitigation strategies before approving this rezoning application. A balanced approach that prioritizes both economic development and the quality of life for existing residents is crucial for the success of this project.

Mandatory Question (18 response(s))

Question type: Essay Question



Q4 Your overall position about the application:



Question options

- Support
- Opposed
- Mixed

*Optional question (18 response(s), 0 skipped)
Question type: Dropdown Question*
