

CD-1 Rezoning: 2158-2170 West 1st Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-06-19	17:02	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	I am a Kitsilano resident and have lived here all my life. I grew up on Cornwall and trafalgar and went to Henry Hudson elementary (which has since been torn down for “seismic upgrades”) Residents of Kitsilano do NOT want high rises in our neighbourhood. We don’t want views of the ocean and mountains blocked. We don’t want more density without proper planning for schools, community centres, parking, green spaces, etc. People live in Kits because they don’t want to live downtown. We don’t want to be in a concrete jungle. We appreciate the history, eclectic-ness and diversity of the buildings in our neighbour hood and don’t want cookie cutter high rises that don’t fit the personality of our neighbourhood. Gentrification has become a huge problem in this city. Allow each neighbour hood to have its own identity and stop trying to make everything match like the dishes in your pantry. One of the amazing things about Vancouver is the diversity in different neighborhoods and we are at risk of losing that. Not to mention kicking families, seniors and low income earning people from secure affordable housing to build unattainable housing for those who currently live in those spaces. No high rises in Kits	Kat Nystedt	Kitsilano	
2025-06-19	18:03	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	This tower is too tall for this location. It will completely dominate the surrounding area which is currently very beautiful and has a lovely community feel. It will also be obtrusively visible from Kits Beach. Towers have no place in Kitsilano. City council should be protecting this peaceful, scenic neighbourhood, not destroying it.	Stella Vetterlein	Kitsilano	
2025-06-20	09:37	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	I oppose the trend of building taller buildings in this neighbourhood. This proposal is for a location right around the corner from me. I live in this area partly because there are few highrises, and the ones that are here were built before strong opposition formed to halt further construction of taller buildings, as I understand it. I have never liked really tall buildings as they are not in keeping with how humans live best. They are not on a human scale. They block light, cast long shadows and provide an intimidating presence. These reasons may not seem important to developers, but I feel we need to live in human scaled environments, which is a big reason I live in this neighbourhood.	Bhavana Lymworth	Kitsilano	

2025-06-20	10:57	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>As a long term resident of Kitsilano, I am extremely concerned about this tower and all the other proposed towers whose Building Application Signs are proliferating through the Kitsilano neighbourhood below 4th Avenue.</p> <p>Kitsilano is already packed with narrow car-lined streets, which become more clogged in summer by sunseekers searching for non-existent parking spots. Being a well advertised, popular, easily reachable lower mainland beach, Kitsilano beach is already congested and on sunny evenings becomes standing room only. The pool, when operating, has to restrict numbers to prevent overcrowding. There is no room to accomodate a large population increase.</p> <p>With the demolition of the current fully inhabited apartment buildings to make room for the towers, a large number of long term residents and families will be made homeless causing needless stress and upheavel of their lives. And where are these people supposed to go? Accommodation is scare, expensive and not easily attainable. What provisions are being made for them?</p> <p>Where is the infrastructure to support the development? "Car light?" With the electrification of bikes, scooters and an assortment of other devices, the number of bike / pedestrian incidents increase daily with non-conforming cyclists all over the place including side-walks and running red lights. Going for a leisurely walk around Kits is no longer possible. With a significant Kitsilano aging population, getting around is becoming difficult - not everyone can ride a bike or avoid them when they are behaving irresponsibly.. The public system transit is already taxed: the #2 bus being impossibly crowded, with long bus lines and waits. It is a significant walk up steep hills from 1st Ave to the Arbutus/Broadway station and not possible for everyone – not a 10min easy stroll as suggested.</p> <p>The Iona Sewage treatment plant is already struggling with the current population and is already substandard for a major city with sewage only receiving primary treatment before being dumped in the ocean. Two Overflow outflows in Kitsilano drain directly into Burrard Inlet adjacent to the beach, Climste change is bringing days of torrential rain to the spill over will undoubtedly be increased. How do you propose that the vast increase in sewage generated by the increased population will be dealt with?</p> <p>Power? Our lanes are already decorated with large hydro systems and with a large increased demand, power outages are a certainty.</p> <p>This proposed development is in addition to the 9,000 occupants of the new Squamish Nation Towers at the southern end of Burrard Bridge the impact of which has yet to be revealed. Such a small neighbourhood cannot assimilate the proposed density increase, We do not need more commercial space, there is already a huge turnover of stores on 4th Ave. And it has yet to be seen who will be able to afford living in these apartments; it is unlikely, despite promises, to be the people who need them the most.</p> <p>This is an extremely ill conceived plan which will not address the housing shortage and has no consideration of present community's well being or environmental concerns. Building towers with limited infrastructure in an already crowded area does not make sense. The densification will turn what is currently a pleasant liveable, neighbourhood into an overcrowded urban ghetto and a huge construction site for many years with inevitable degradation of the local environment and polluted unusable beach.</p> <p>So much for Kits Beach being rated by Lonely Planet as one of Canada's top ten beaches and on of British Columbia's top three beaches. With this proposal its days are numbered. THIS IS AN AREA THAT NEEDS TO BE PRESERVED</p>	Marion Tipple	Kitsilano	
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2025-06-20	11:40	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	Completely oppose all the applications for high rises in kitsilano between 1st and 4th avenue. This neighbourhood cannot accommodate more people it's already over run in the summer with locals, tourists, no parking anywhere and so much traffic. What has been thought of to accommodate thousands more people living in the area? As well, what about all the people that have lived here for years that you will evict? This is sheer greed and a horrific mayor that is destroying our city. I hate what vancouver has become - kits is a beach community that is already stretched to capacity and we will have 10,000 new residents already once the development under burrard bridge is completed. Where is the thought behind all of this other than money? I'm mortified by the city council and a mayor that has done nothing more than destroy this city over corporate greed and not protect any of its long standing tenants - it's heart breaking.	Jill Sartore	Kitsilano	

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2025-06-22	18:42	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>Where is the sense in insisting on family-sized units in this or any other project if there is no school for the children living in them?</p> <p>Your staff is providing you with very outdated information regarding local school capacity, specifically from the VSB’s 2020 Long Range Facilities Plan, which projects that Henry Hudson Elementary will be operating 28% under capacity in 2031. But based on the number of children living in its catchment as of May 16, 2025 (https://media[.]vsb[.]bc[.]ca/media/Default/fg g/5/2025_05_16_youth_population.pdf), there will be 485 children in grades 1 to 7 at Henry Hudson in 2031, 37% more than it can accommodate, and that’s not even counting those going into kindergarten (https://media[.]vsb[.]bc[.]ca/media/Default/frf/5/2025%2002%2014%20Capacity%20and%20Enrolment.pdf). Where will the new young residents of Seákw and all the Broadway Plan towers nearby go to school?</p> <p>And older kids will be vying for space at their neighbourhood school. 1575 children who will be of secondary school age in 2031 now live in the Kitsilano Secondary catchment. That’s 75 more kids than seats.</p> <p>Just two new West Broadway buildings, The Stories at Granville and The Raven at Alma, together are contributing 139 two- and three-bedroom units to the Kitsilano Secondary catchment.</p> <p>Yet you rely on a projection that Kits will also be under capacity six years from now. Shouldn’t you be considering how many children will be living in all the rest of the buildings that have recently been approved?</p> <p>By the way, the Arbutus Skytrain station may be 750 metres south (according to the staff report) as the crow flies, but it is a 900-metre walk. Good exercise for all those children who’ll have to take transit to the nearest school with room for them.</p> <p>Dearth of school space aside, I would oppose this project due to its overwhelming height. It is an enormous view-wrecking beach-shading behemoth, and the best possible argument against the Broadway Plan is the fact that it permits such a proposal to be considered.</p> <p>We have the 1972 City Council to thank for the low profile of the development along Kits Beach. Residents protested what, in those days, passed for a tower being proposed across from the pool, and that Council agreed that a 35-foot maximum along the waterfront was appropriate. Their good judgement has stood the test of time; don’t give them the 212-foot finger.</p> <p>Please reject this rezoning.</p>	Sal Robinson	Kitsilano	Attachment 1
2025-06-22	18:55	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>I’m opposed for 2 main reasons. Firstly this is way too close to the water to be building 20 stories and blocking the views of everyone up the hill behind the building. It’s far too tall to be on 1st Avenue, especially with the limited below market units. Building this tower will remove 2 existing apartments with far more below market units than are being offered here.</p> <p>Secondly, after what Millenium did in the past, and how much that cost the City of Vancouver and its citizens, I’d strongly oppose the City dealing with them again</p>	Chris Johnson	Kitsilano	

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2025-06-23	08:08	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>The size of his project is beyond the safety capacity of the adjacent and surrounding narrow street infrastructure.</p> <p>The 1 billion dollar default of this developer at the expense of Vancouver tax payers from their Olympic Village bankruptcy should disqualify them from approval of this project.</p>	JOHN DIGITALE	Kitsilano	
2025-06-23	09:50	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>I oppose this building. It is TOO BIG and will destroy the character of this neighbourhood. The suites within are TOO SMALL AND TOO EXPENSIVE. Build a 10-13 storey building instead, with more liveable suites at lower rent.</p>	Kat Collin	Fairview	
2025-06-23	12:53	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>This development is barely in the Broadway Plan area and is quite far from rapid transit. The public bought into the notion of the Broadway Plan because most of us understood that towers would be focussed around Broadway and near transit hubs and then scale back as we get further back, and yet this tower is massive despite being essentially as far away from a transit hub as possible. This undermines the public trust.</p> <p>The massive size of the tower, so close to the beach and the many other lower rise more affordable rentals is inappropriate and insensitive. Most importantly, this displaces many residents from good, affordable housing. This is morally wrong and the tenant protections are not what Council makes them out to be. Lives are really being impacted seriously by this and Council should not approve this building at this location.</p> <p>Having said that, it's a lovely design suitable closer to a transit hub. Please roll up the plans and put them nearer to transit where buildings of this scale would be more appropriate.</p>	David Fine	Kitsilano	
2025-06-23	13:13	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>I oppose this project because:</p> <p>1 This project will produce UNAFFORDABLE housing that only profits developers and allows too small units that increase profit and exclude couples and especially families from living there. There will not be enough infrastructure of sewage, water, electricity for this area with such large developments.</p> <p>In summary I will work with other groups to oppose this until you are: providing</p> <p>1 guarantees for real market rents 4 dollars per square foot or less</p> <p>2 larger units for couples and families</p> <p>3 certified engineering plans for infrastructure, parking and traffic congestion reduction</p> <p>I will be working with others to examine what costs the taxpayers will be burdened with, and how it affects developer benefits and profits</p>	Norman Steinhat	Kitsilano	

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2025-06-23	13:19	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>RE: Proposed tower on 1st Avenue just east of Yew Street. The height is 212 feet, more than six times what has been permitted there since the City Council of 1972 admirably decided a low profile was best for the area along Kits Beach.</p> <p>The referral report uses a five year old VSB projection to claim that both Henry Hudson and Kitsilano will be under capacity in 2031, while current available data clearly indicates the absurdity of that based on the population of children now living in their catchment areas, and without regard to population growth due to projects near completion such as those at Señákw and near the Burrard Bridge. The proposal is for 185 units and 99 parking spaces; this will be tough on the parents who'll have to drive their children to school in some other neighbourhood, and on all the area residents and visitors who will find the streets even more clogged than they are now.</p> <p>The renderings in the report fairly illustrate the massive size of the building, but not the narrowness of 1st Avenue, portraying it as something quite different from the pull-over-to-pass side street it is.</p> <p>Because the site is in the Broadway Plan area and a handy 900 metre hike from the Arbutus Station, the building may be 20 storeys high, but it doesn't have to be. Recent provincial legislation mandates approval of an 8-storey building with FSR of 3 at that distance from a station. The FSR of this proposal is 6.8.</p> <p>1st & Yew has nothing to do with Broadway and everything to do with Cornwall and Kits Beach. Applying the poorly-designed Broadway Plan to a site so clearly removed from the Broadway subway in distance and context is an epic fail.</p>	Iwona Erskine-Kellie	Kitsilano	Attachment 1
2025-06-23	13:24	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>Why are we tearing down affordable rental stock to build luxury rental towers? The benefits only accrue to the few: the Corporate REIT landlord, the land speculator, and the development corporation, at the expense of the many: the existing citizens of Kitsilano, who's lives will be negatively impacted by the increases in rents due to land inflation, and the degradation of the neighborhood by these sunshine and view-stealing monstrosities. If affordability is the goal, we should be focusing on non-market housing solutions: Co-ops, and Non-profits, instead of hoping that more market supply will somehow solve the problem it created in the first place.</p>	Julien Sellgren	Kitsilano	
2025-06-23	13:40	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>I am opposed to this development. As a minimum all new towers should be restricted to locations near to transit hubs NOT looming over public beaches.</p>	Stephen CS	Fairview	
2025-06-23	13:44	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>I'm writing to express concern and opposition to the scale of new developments proposed in Kitsilano. The neighbourhood is not currently equipped to handle a significant increase in population.</p> <p>Public infrastructure is already strained—public transit options are limited and unreliable, local schools are at full capacity with many children unable to attend their catchment schools, and community amenities such as sports teams, swimming programs, and the community centre are oversubscribed. The Kitsilano Community Centre itself has not seen meaningful expansion since the 1960s.</p> <p>Before any large-scale developments are approved, there needs to be a serious investment in infrastructure—particularly schools, transit, and community facilities—to ensure existing and future residents can access the services they need.</p>	Jordyn Strong	Kitsilano	
2025-06-23	13:46	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>Before any large-scale developments are approved, there needs to be a serious investment in infrastructure—particularly schools, transit, and community facilities—to ensure existing and future residents can access the services they need.</p>	Curtis Jagelewski	Kitsilano	

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2025-06-23	14:05	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	The idea of building high rises (more than 8 storeys) North of 4th avenue is terrible. They will negatively impact views of the bay and negatively affect the atmosphere of the park and beach. 1st Avenue is a long uphill walk to the subway so it is not a meaningful relationship to transportation. It is replacing rental units. And the imposing towers (of which more are coming) of Senakw are already negatively impacting the area. South of 4th Avenue, I can see the argument for higher density near the Broadway Line. But this proposal is a mockery of that argument. To be honest, I am not a fan of the Broadway Plan, but this particular case is the worst idea, and hard to justify. This height and density is just too much.	Grant Lovelock		
2025-06-23	14:16	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>This Tuesday June 23rd, Council will vote on one of the most dramatic developments in all of the Broadway Plan - a 20-storey tower at 1st and Yew (2158-2170 West 1st Ave), close to Kits Beach and very far from the Broadway subway. Most of us understood and supported the Broadway Plan on the false premise that towers would be close to transit and scale back as they get further back, but this dramatically demonstrates that this is not the case at all. We were sold a lie.</p> <p>This development will also demolish a perfectly good building full of residents paying well below market rates. They will all be evicted and be subject to the sham tenant protections</p> <p>I am adamantly opposed to this development as unnecessary, inappropriate for the neighbourhood, and the result of duplicitous behaviour on the part of City Planning.</p>	Stephen Cutler	Kitsilano	
2025-06-23	14:22	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	<p>https://vancouver.ca/home-property-development/protecting-public-views.aspx</p> <p>hxxps://guidelines[.]vancouver[.]ca/guidelines-public-views.pdf</p> <p>you are in violation of View Cones</p> <p>hxxps://guidelines[.]vancouver[.]ca/guidelines-public-views.pdf</p>	P Thomas	Kitsilano	
2025-06-23	14:38	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	I strongly oppose this. Limiting to 10 stories instead of 20 might be more palatable to people that live in the area.	Joe Burnett	Kitsilano	
2025-06-23	14:43	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	I implore council to deny this application. I understand the need for more housing but this proposal not only displaces tenants and destroys affordable units but is completely out of place and character of this neighborhood. I spoke to my MLA Brenda Bailey and even she didn't think that towers this close to the beach and at the far edge of the BP were appropriate. Just because something can be done, doesn't mean it should. Please, please reject this for what it is - monetizing the views and a cash grab for developers.	Anna Temple	Kitsilano	
2025-06-23	14:46	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	Millenium is a corrupt, unethical developer. The City of Vancouver already let Millennium Properties off the hook for a \$1 billion liability, with no investigative reporting or public transparency factored into this alarming situation. This also does not qualify for the Broadway Plan stipulations. But worst of all, it is a thoughtlessly placed enormous eyesore on one of the most beautiful beaches in North America. Other international cities pay attention to what they put on their shorelines. And lastly, of course, I oppose the further destruction of below market rental housing. Our city cannot afford to lose anymore of these essential, disappearing HOMES. Stop destroying our lives, City of Vancouver, please stop bulldozing places where the majority of us can afford to live and hang on to.	Nicolay Bastos	Mount Pleasant	
2025-06-23	14:48	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	Tall towers are inappropriate for and detrimental to residents' health and well-being, as many studies on the topic have indicated. Such housing is an affront to all that Vancouver used to represent, especially if allowed on beach fronts. With the City's rapid approval and development of a proliferation of monster residential towers, Vancouver will become known as unlivable and a world-class architectural abomination.	Carol Herter	Fairview	

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2025-06-23	15:03	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	This proposed high rise is way too tall for this location. This site Should remain as the affordable housing that it already is. The Broadway plan was supposed to have the towers on Broadway close to the sky train not blocks and blocks away. The height was supposed to become way lower the further from the station. These towers do not belong in beautiful Kitsilano where they will completely ruin the reason people want to live in this area. You should not be tearing down perfectly good buildings with reasonable rent to build your ugly unaffordable towers everywhere. There should be many other options of lower heights in town houses and lower level apartment buildings. No one wants to live in 400 to 500 square foot way overpriced and unaffordable to most people boxes in the sky. I own a condo in Kitsilano, lived there for 25 years, visit there quite often and don't want to see it completely ruined. Please reconsider this application and vote NO.	Sharon Buchner	Renfrew-Collingwood	
2025-06-23	15:20	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	What a terrible idea! This is WAY too large and too far away from Broadway.	Deirdre Glen	Mount Pleasant	
2025-06-23	15:47	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	I oppose this reasoning and large building replacement. As a resident of Vancouver this will destroy our skyline and displace those who are paying below market rents.	Amanda Collinge	Fairview	
2025-06-23	15:50	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	I am concerned about this proposal as well as the Broadway Plan as a whole. I understand we need housing in Vancouver, but this building (and similar highrises that are proposed for this neighbourhood) as well as the Broadway Plan as a whole will destroy the unique character of Kitsilano, with respect to community, aesthetics and livability. Kits already has a moderate density, and any new development outside of the immediate vicinity to the train stations should not have more than 3-5 stories to match the local building height. This building and the Broadway plan are a contradiction to the city's promises to prioritize development around transit hubs and respect neighborhood character. Buildings like this will transform Kitsilano into a second anonymous downtown Vancouver. In addition, the rapid demolition of older rental buildings (which might need renovation but are otherwise totally fine), is displacing countless residents. And from what I have read, the projected rents are not affordable at all. If building more highrises would make housing more affordable, Vancouver should by now be one of the most affordable cities in North America, but it is not. The developers haven't included any infrastructure or amenities to the proposal that would benefit the community. Please decline this development application, reconsider the Broadway Plan, and make sure the revision preserves the unique character of each neighbourhood, protects existing view corridors, creates REAL affordable housing, prioritizes the preservation rather than demolition of existing units, ensures investment in infrastructure, prevents resident displacement, preserves existing green spaces, and ensures community engagement.	Iris T	Kitsilano	
2025-06-23	15:54	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	Enough is enough leave the uniqueness of kitsilano alone. Many developments can't sell units in Vancouver yet you want to put high rises close to the beach. This Mayor is terrible .	Jacque Coutu	Kitsilano	
2025-06-23	16:13	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	With rezonings this far from Broadway, this cannot be called the “Broadway plan”. I oppose any tower that is replacing established rental stock on principle.	Stephanie Binnington	Kitsilano	
2025-06-23	16:21	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	Hi, please don't bring towers to Kitsilano. It's one of the most beautiful areas in Canada and we don't want them ruining our neighborhood. Tower projects here will see people kicked out of livable, larger homes in place of tiny, investor-style apartments. We already have a glut in the market for those. Please don't support this faulty move that will destroy one of Vancouver's most beautiful and iconic landscapes!	Jessica Holmes	Kitsilano	

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2025-06-23	16:22	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	Hello City Council, I have been a Vancouver resident since the late 70s and a Kitsilano resident in particular for several decades. We have seen the city change and grow over this time. That change had generally been ok many years ago as infrastructure and residents have had time to adapt. In recent years however, I firmly believe far too much small condo development has proceeded far too quickly. It is time to stop and let infrastructure and citizens catch up. The subject tower on W 1 is just one example of items to pause on in my opinion. I hope opinions like these will truly be considered.	Dave Wainwright	Kitsilano	
2025-06-23	16:47	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	Way too high for the neighbourhood, and not close to sky train station. Kits will be ruined by projects like this.	Dan Rubin	Kitsilano	
2025-06-23	16:52	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	Seriously? I can't even... There's no room there!!! This isn't city planning, or even 'housing' (vs creating actual Homes) - it's deliberate wholesale neighbourhood destruction. You must really hate Kitsilano. Traffic is already impossible, there's no parking -- the attempt to close off Yew St last summer had to be quickly abandoned due to the congestion between pedestrians, cyclists & scooters and the delivery vehicles for the businesses on the street. Hello... Residents who pay exorbitant prices to live in the area will lose their light, much less their view, as will the restaurants with outdoor patios. Are you planning another bunch of chain stores to take over Cornwall? As for the beach - see attached May 29 photo, already overloaded. More than appalling & depressing, this is really just plain stupid. Why aren't you putting towers in Southlands or Shaughnessy or hey lower Pt Grey Rd -- rhetorical question... Y'know there are actually big cities in the world that value their natural environments and heritage architecture. I so wish we were one of them.	Janet Miller	Kitsilano	Appendix A
2025-06-23	16:56	CD-1 Rezoning: 2158-2170 West 1st Avenue	Oppose	Strongly oppose due to: Proximity to Kits beach and its natural environment Size and height of this development and others nearby, is going to destroy this neighbourhood as a community Parking in the area is already a huge challenge for those of us who are seniors and sometimes need to drive. Perhaps council could consider parking passes for seniors? It appears council's goal is to make Kits another west end. Is that what we want for our beautiful city? This proposal is a developer's dream and a renters nightmare as the below market units replacing those currently in place, are so few in number. I'm devastated that this council is extending high rise development so far down toward the water. Broadway is a business and transportation hub but Kits has a very different nature. Tears in my eyes as I write this. How will you feel in years to come when you look back and realize you have destroyed a unique neighbourhood with a colourful history in favour of high rise housing?	Susan Bonney	Kitsilano	



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