

144 Main St. Markham – Dec2022

Submission from Elizabeth Brown – resident

I've said this before, Markham Main St. attracts pedestrians and is a walkable heart of activity in our Historic Markham Village. There has been a lot of thought, planning, time and effort plus dollars put towards encouraging a vibrant village.

- If this project is approved, I believe we will be losing important elements of our Main St. Markham
- Instead, we should focus on improving Main Street for our community and for the future.

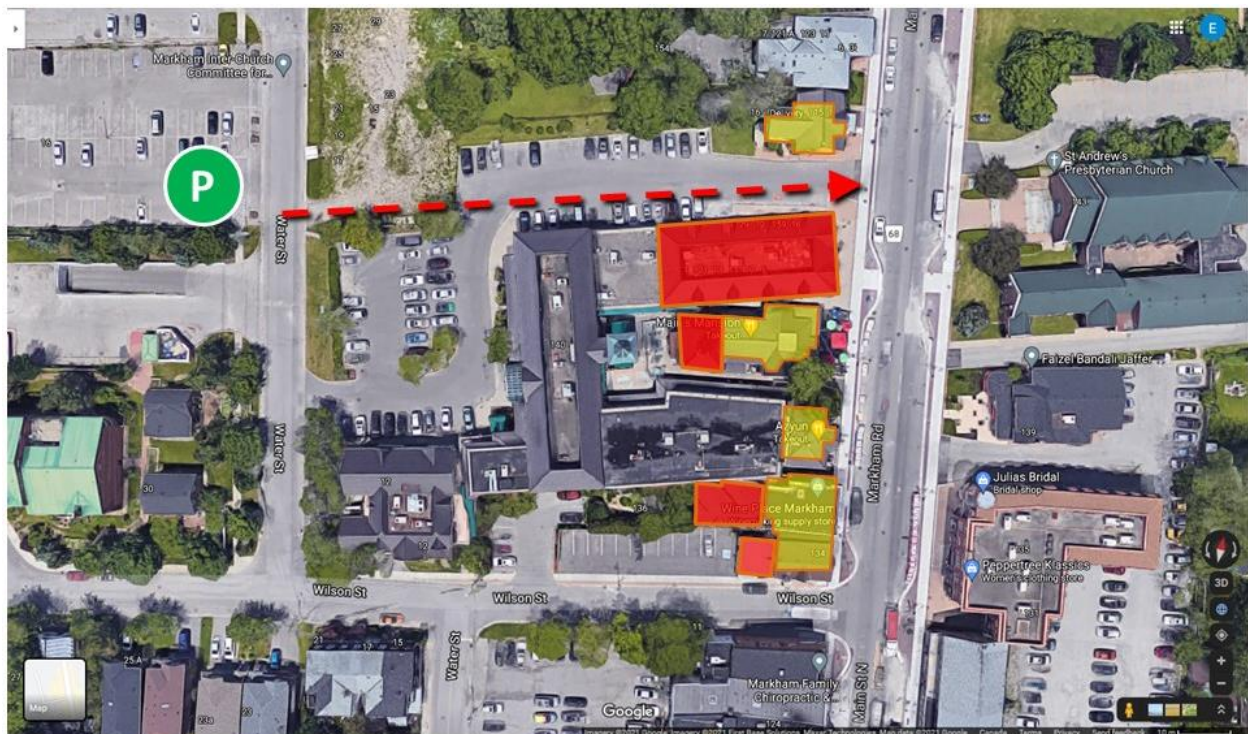
What follows are some detail of my concerns:

Below shows a yellow highlight for the proposed building showing overlaid on the satellite image (note the townhouses on Water street at the top left of the proposed building are not shown on this satellite image):



Below is a satellite image of the existing site with the red blocks showing some parts of the existing buildings that we are losing that I'd like to point out.

- The rear portions of existing heritage buildings are all proposed to be removed. This will be disruptive to the transition, and will close the existing businesses. The new renovated buildings may or may not be suitable for businesses to improve the streetscape of our Village of Markham. The business we have now at street front are lively and successful.
- The large red rectangle is a newer building with vibrant restaurants facing the street – Inspire and Main Sushi. This building is to be removed and not replaced. Instead it will be a drop off zone taking away business from our village.
- Also, the dotted red line is pedestrian access from the green P parking, as well as the Water street seniors and housing on Water Street to access Main St. Losing this pedestrian access will be quite a blow to the connectedness and ease of passage.



In front of the large red block near that pedestrian throughway is a set of traffic lights for a pedestrian only crossing shown in the photo below. This is indicative of the city's efforts to make our Markham village safe and walkable.



Below is looking from Main St. The yellow outline is the large block of the building that this proposal will take away. It is important retail/restaurant location.



Further business opportunity is well positioned on this promenade leading between buildings.



Here is an illustration from the Markham historic report, showing the drop off area and the heritage buildings abutting the new.



A proposed Retirement residence will be a huge block of a building not adding to the livelihood of Main Street. Retirement residences are 'closed' and private and do not bring anything interactive to the village. It's a block that we will have to navigate around

I'd like to consider.... How will this project benefit Main Street? What will we lose?

In my opinion the project would be better if it was smaller and more in scale with Main St. Markham, and Wilson, and not overpowering Water St.

With this proposal we are losing existing uses. Instead, we would be better to maintain and improve retail/ restaurant and business opportunity for our community. Our Markham Main Street deserves to be vibrant and interactive for pedestrian traffic.

The applicant has been asked but is uncommitted to keeping current uses in the existing historic buildings. Please ensure they provide properly for businesses so they are viable. I'm concerned they only keep the heritage buildings as tokens because they have to. I'm concerned that the businesses within won't flourish without infrastructure and planning for parking, deliveries and other real aspects of thriving businesses.

We need big changes and better ideas to make this proposal work positively.

- We don't want to lose existing restaurants and businesses on our Main St.

- The main floor of the proposed building facing Main St. should be maintained as business/retail/restaurant. Residents of the building could benefit from this too.
- We need to have convenient reasonable parking for all of these business uses that is intuitive and can be found. (the underground public parking at 68 Main st is hidden and unknown).
- We need to maintain a walkway between Water street and Main Street at the north of the property for Residents on Water St, for participants at the seniors club and for the public parking on Water Street with access to the pedestrian crossing on Main Street

Other thoughts:

- Could the proposed building be a different shape (not a 'C' shape) Maybe an "L" shape with more graduated height and less massing to better relate to Main street.
- Maybe more green space for dining or residents to look over, rather than a dark service area in the centre of a 'C' block.
- Garden patios on a graduated roof for some outside time for residents. The views and sunsets are lovely!

Please ensure that we don't bring in a private closed building that takes away from our community and only provides for the residents within. Instead, please ensure we are preserving our history, and improving Main St. Markham as a vibrant heart of activity.

Begin forwarded message:

From: Janet Whiteley

Date: December 10, 2022 at 10:53:53 AM EST

Subject: Draft for 144

I, Janet Lawrie Whiteley, born and raised in Markham Village, have witnessed and experienced great growth and change in over 80 years. I am not opposed to development.

I now reside in a quaint enclave in the hub of the Heritage Conservation District of Old Markham Village that includes small heritage homes, a Seniors' Centre attached to an apartment complex on the ravine of Robinson Creek, boutique townhouses, a new 4 storey affordable residence, heritage row houses, all surrounding our 3 / 4 storey condominium at 30 Wilson St.

I am deeply concerned of the impact this new proposal for 144 Main St. N, with its overwhelming size and inappropriate design will have on our community.

I, along with other citizens, having made written submissions and virtual deputations regarding this development, find this situation frustrating as we seem to be starting at square one again.

I do not understand why Smart Centres refuses to alter their plans put forth more than 18 months ago after listening to opposition from nearby concerned residents and committees.

I understand the need to demolish and re-develop said property. I understand the need to revitalize our existing Main Street.

In order to revitalize our heritage Main Street it is necessary that all new development must include traditional shopping and dining experiences for residents and visitors along with regular residential accommodations.

The proposed plans for this retirement home are totally unreasonable as less than 1/3 of the units are for actual retirement, meaning 2/3 of the residents will require assisted and / or full-time health care.

This is not an appropriate area for senior citizens that require aesthetic surroundings and green space in a long term care facility.

This proposed development will endanger the lives of nearby seniors using canes and walkers in this area, due to huge volumes of traffic including delivery trucks entering and exiting the rear entrance on Water Street.

I can't even imagine what this will do to the already overburdened traffic on Main Street with all the stopping and starting and drop offs at the front entrance to 144 Main St.

We will be overshadowed by this proposed edifice of 6 / 7 storeys that is definitely not in

keeping with the character of our heritage area. This proposed current design will be out of sync and will not complement the present heritage buildings directly across Main Street.

We, the concerned residents and taxpayers, continue to stand up and send a strong voice to City Council that our heritage area must be conserved with development that reflects appropriate size, area and design such as 4 storeys and heritage architectural enhancements.

Lastly, I strongly encourage the developers to consider a more appropriate use for the land that would result with their help in the revitalization of Main Street and add togetherness and integrity to the Heritage District of Markham Village circa 1825.

Thank you.
Janet Whiteley

Markham ON

From: Valerie Burke

Sent: Sunday, December 11, 2022 2:24 PM

Subject: Re: Confidential Item 13.1.3 – Litigation or Potential Litigation, OLT Appeal Main Street, Markham

To The Members of Development Services Committee

Re: Confidential Item 13.1.3 – Litigation or Potential Litigation, OLT Appeal Main Street, Markham

I am very opposed to this monstrous project and support the submissions in opposition from other residents.

Markham Village is proudly one of the jewels of Markham. It has served as a stellar example of how a Heritage Conservation District can enhance peoples' lives with architectural beauty, charm, pedestrian friendliness while fulfilling many of the everyday needs of both residents and businesses.

When Markham became a city in 2012 there was a special clause in the Council motion to ensure that the Heritage Conservation Districts would continue to be respected.

Please protect Markham Village from this unacceptable development proposal.

Sincerely,

Valerie Burke
Thornhill Resident

144 Main Street Development Application

- Thank-you for your time this morning. I appreciate the opportunity to express my thoughts on this development.
- To ensure that I respect the 5 min time limit, I want to briefly reinforce what we have already heard about this development, and provide my support to the positions put forward by the Heritage Committee and other Residents, and then focus the majority of my time on the key points I feel are important to this discussion.
- **FIRST, I WANT TO LEND MY VOICE TO THE KEY ISSUES AND PROBLEMS WITH THIS DEVELOPMENT:**
 - **Height** – the building is significantly higher than the heights of existing buildings along Main Street. Why is this new development not in keeping with the rest of Main Street?
 - **Mass** – the building would FILL the entire space. The very small open space to the front is a driveway and walkway and therefore will be dominated by hard surfaces. The green space allocated for use by the tenants is in the back and would represent less than 10% of the area. From the front and side this development is a massive wall imposing itself on the street below.
 - **Scale** – the building dwarfs the existing heritage buildings on the property and the adjacent land uses. The imposing nature of the development overpowers the streetscape, cuts sunlight to the street and creates an unpleasant environment reminiscent of a major urban center. The human scale has been completely forgotten.
 - **Design** – no real effort has been expended to integrate the design of the building into its surroundings. The bland, monolithic brick work does not contain any of the detail that you see in the local heritage buildings, and the cladding at the top looks modern and contradictory to heritage character.
 - **Heritage District** – the building does not represent the heritage character of Main Street and the Heritage District in any way.
 - **Incompatible Use** – this development will not provide any value to Main Street. The occupants of this development will NOT use the shops and restaurants on Main Street because they will be provided with their own dining hall and internal retail. This is NOT compatible with what Main Street needs to survive and thrive.
 - **Precedence** – allowing such an out-of-place development with all of the faults listed above will create a precedence that the City will be unable to fight in the future and we all know that will allow developers to build similarly tall and massive buildings on other properties along Main Street. It starts here but does not end here.
- **SECOND, WHY DISCARD THE LAND USE PLANNING REQUIREMENTS FOR THIS LAND?**
 - The City has established the OP and Zoning By-laws through a comprehensive planning process that took years and involved extensive public consultation.
 - I am certain that the City Councillors and Staff take great pride in the OP as it reflects a great deal of effort.
 - It is important to recognize that effort and the input from Markham Residents because the OP reflects what the City and the Residents of Markham want for development on those lands.
 - So why permit a use that does not meet these requirements and does not meet the expectations of the residents of Markham?

- **THIRD, THIS IS NOT THE BEST AND HIGHEST USE OF THIS LAND.**
- Filling the entire space with a large institutional building is NOT beneficial to the community.
- This is a very large parcel of land that holds incredible promise. There are so many possibilities to re-develop this land in a manner that will build on what makes Main Street special.
- The development on this site should be at a human scale with open space, green space, restaurants/retail, residential and building heights of no more than 3 stories.
- This property needs to be an anchor on Main Street that provides a space for everyone. The property must be inviting and complimentary to the activities on the rest of Main Street.
- It needs to be the kind of development that would give people a destination and encourage them to come to the site, so it must have retail and restaurants.
- It needs to enhance the heritage 'feel' of Main Street and the current heritage buildings by providing a structure that has complimentary architecture.
- It needs to provide public space and green space with trees and public art so that people want to spend time there.
- It needs to create a vibrant, attractive, useful space that is full of people and enhances the community around it.
- It needs to be the kind of development that would benefit the community and the other businesses on Main Street by bringing people who will enjoy the space and shop on Main Street.
- It needs to be the kind of development that we can be proud to hand over to the next generation who will have to live with it for the next 50 years or more.

Dec 11, 2022

Written Deputation

Philip Ling and Frenette-Ling Family, long-time and lifetime residents of Markham.

RE: Development Service Committee Meeting Dec 12, 2022

Item: 13.1.3

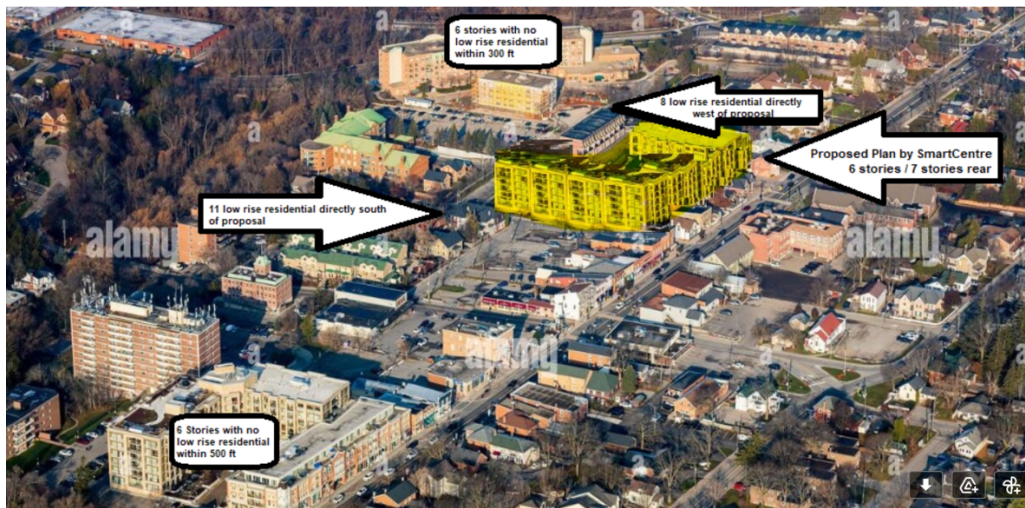
LITIGATION OR POTENTIAL LITIGATION, INCLUDING MATTERS BEFORE ADMINISTRATIVE TRIBUNALS, AFFECTING THE MUNICIPALITY OR LOCAL BOARD (WARD 4) [SECTION 239 (2) (e)] - OLT APPEAL - 134, 136, 140, 144, AND 152 MAIN ST. N. AND 12 WILSON ST. BY MARKHAM MAIN STREET RR INC. C/O SMARTCENTRES INC. (10.3 & 10.5)

Dear Mayor and Councillors,

Our family has lived in Markham for 25 years. A few years ago, we purchased the house at 180 Main St. North, at the southwest corner of Bullock and Main Street. Originally built in the 1855 with multiple additions since then, it was in poor shape, but we love the street and being in the heart of Markham Village. We bought it and spent 3 years restoring the inside and outside of the building and property, working with the Heritage Committee all along the way, from restoring the existing windows to exterior cladding, bringing back a front door of the right vintage, and so much more. We embrace being part of the rich history and spirit of the Markham Village.

The Smart Centre Development is a giant building completely out of touch with what would be an appropriate scale and design for this area. It would single-handedly destroy the very fabric of the heritage district, a village with buildings that have been here since the founding of Markham 200 years ago, a village whose heritage has been carefully protected with a plan and by-laws and caringlly curated by expert heritage staff.

We support the reasoning given in letters by other residents. A quick look at the 3D aerial view of the village overlaid with the new development says it all (thanks to resident Simon Chan for this visualization). How can anyone not be aghast at the devastation this invasive development would bring.



Deputation re: 144 Main St. Markham

If Smart Centres was indeed Smart it would locate such developments where they don't destroy communities, but build them – consistent with what their website states.... For example, they could be located alongside their own Walmart-anchored sites across the country.

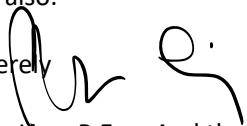
The fact that Smart Centres would appeal to the Ontario Land Tribunal, instead of working with the City and residents to modify the development to address the very real negative impacts of what they proposed, says a lot about Smart Centres as a company. This is a company that by its actions shows it has no respect for the local community, village heritage character, or the City's by-laws and processes. This must be addressed by the City and residents accordingly.

The very survival of the heritage district is at stake. After all, how could the City's Heritage Committee continue to enforce any heritage directive around changes to residential and commercial buildings should this development come to pass.

Unfortunately, the last minute addition of this item to the agenda means that many local residents will not have had sufficient notice to provide their input, but would echo the vast show of concern and involvement of the previous community meetings on the development.

We strongly feel the City must take every action in their power to fight this development, for the residents and to preserve the heritage village itself. The residents will support such actions and will undertake their own also.

Sincerely,

A handwritten signature in black ink, appearing to be 'Philip Ling', written over the word 'Sincerely,'.

Philip Ling, P.Eng. And the Frenette-Ling Family

From: Dean Kemper

Sent: Friday, December 9, 2022 5:58 PM

To: Clerks Public <clerkspublic@markham.ca>

Cc: Leslie Kimberley ; Councillor, Karen Rea - Markham <KRea@markham.ca>

Subject: File No. PLAN 20 136386, 2637996 Ontario Inc c/o Smart Centres (144 Main Street)

Dear City of Markham Clerk:

Please ensure this email is added to the public record for the above development proposal file, in particular, in advance of the City Planning Staff's update to Council at the Development Services Committee Meeting on December 12, 2022 at City Hall related to Item 13.1.3 of the Agenda.

My wife and I live in a small, 147 year old, heritage house known as HH2 (Heritage House) - 30 Wilson Street – part of the Village Glen Condominium complex. Our house was built in 1875 and was the original home of Samuel & Rhoda Gee. We moved to this area in order to enjoy the Heritage character of the community, the “small village feel” as well as the security that non-conforming development would not be permitted due the By-Laws and Zoning Requirements the City of Markham had put in place.

The proposed building at 144 Main Street is not in keeping with the City's long-term vision for in-fill development within the Markham Heritage Community. Numerous City By-laws and Zoning Restrictions have been enacted to protect our community from such invasive, out-of-character structures. Our concern is that the proposed amendments, if approved, will further degrade our neighbourhood and add to the slow demise of a vibrant, unique, heritage village – one that we all love and want to remain in. Most of us moved here specifically for the reasons the By-laws and Zoning Restrictions were enacted.

We are not against the development of this site and we welcome working with the City and the proponent to ensure this development is fitting for our community (use, size & character), respects current By-laws and Zoning Restrictions and benefits all parties.

Although we are concerned about issues such as: adherence to the Heritage character, By-laws and Zoning Restrictions of the community, traffic, parking, construction disruption, noise, drainage, groundwater and light intrusion, we are most concerned about the sheer size, mass and height of the proposed building and the resulting physical, visual and aesthetic impacts on the surrounding dwellings and their residents.

Current By-laws limit the height of buildings to 3 storeys on Main Street yet the proposal is for 6 storeys. Due to the drop in grade to the west this results in a 7 storey scenario (not including HVAC requirements on the roof). Our heritage house sits approximately 90 feet away, directly across from the proposed west wall of the development. We will face a sheer wall just under 100 feet high with exposed/projecting balconies – dwarfing our 2 storey dwelling. This will be very disruptive for us; affecting our privacy, impacting our current enjoyment of our outside terrace, in addition to significantly reducing early morning sun.

We strongly recommend a significant reduction in the height of the building - 3 storeys on Main Street, 3/4 storeys on Water Street with terraced/stepped-back floors and integrated balconies.

We want to thank you for the opportunity to voice our concerns and I am hopeful that ours and the concerns of many others will be taken seriously so that a revised more compatible building, in sync with the “vision” established for the Markham Heritage Community can be realized.

We are hopeful that the City of Markham’s Heritage Planning staff will make a robust recommendation to Council that the City attend the Ontario Land Tribunal (OLT) Hearing on March 6, 2023 to express their strong opposition to the Smart Centre proposal in its current format and that direction be given to the developer to drastically alter the mass, height and size of their building.

Thank you for considering our comments and for giving us the opportunity to express our concerns.

Sincerely,

Dean Kemper
Leslie Kimberley-Kemper

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From: Tanya Holme

Sent: Sunday, December 11, 2022 5:29 PM

Subject: Proposed Retirement Home at 144Main St. N. Markham

Regarding the retirement home proposed at 141 Main St.N. Markham, I believe it is a huge mistake for this project to even be considered.

1) There is only enough underground parking planned for the staff and a few visitors. The rest of the visitors are expected to find parking on the street or nearby parking lots which don't even have enough parking to accommodate business on the street as it is now. I have attached pictures of the parking issues of another long term care home that is less than a third of the size of the planned project. Everyday cars are lined up and down this residential thoroughfare street and their parking lot overflows. This residential street has way more parking availability than Markham's Main St. has. This parking situation will be dire for local businesses as visitors to the long term home will constantly be taking up needed spots.

2) The restaurants that exist there now will be there no longer. These restaurants and possible retail provide an important lifeline to this end of the street. The developers are saying the heritage buildings will be preserved for commercial business, meaning offices, as they don't have the parking in their plans to accommodate the parking needed for retail and restaurants. These restaurants and retail provide students with ample opportunity for summer jobs and jobs in general. They also add to a vibrant community. This end of the street will essentially die if they are no longer able to exist.

3) Smart Centres owns a huge piece of property just north of 19th Ave on Markham Rd which they are trying to sell which is much more suitable for a retirement home. This property will not cause congestion on the street and would also allow for some greenspace for the residents to get outside.

The courtyard of the proposed retirement home is tiny and in the shade constantly due to the massive size of this building. Quality of care for the seniors - I don't think so.

4) The residents of the proposed retirement home have their meals paid for, have access to hairdressers, Dr's, social activities all within the confines of their building. They will not be adding

anything to the surrounding businesses. In fact they will be taking away from it because patrons that do use the services on the street won't be able to find parking and will go elsewhere.

5) The building is an eyesore and ruins the heritage streetscape that the City of Markham has done their best to preserve. It throws all those efforts down the toilet.

The proposed building totally disregards the surrounding houses. Their proposed **7 story building** is literally meters away from and backs onto the backyards of a recently built small townhouse development. How can this possibly be allowed?!

Please consider the points and do not allow this proposal to go through.

Regards,

Tanya Holme-Strader

Resident





Markhaven
Home For Seniors

54 PARKWAY AVENUE



From: Dominique Aiken-Fernandes
Sent: Sunday, December 11, 2022 9:24 AM
To: Mayor & Councillors <MayorAndCouncillors@markham.ca>
Subject: 144 Main St. N

To whom it may concern,

An online post was made raising the possible retirement home on Main St. N. This area is well known for its shops and restaurants. This is not a good location for a retirement home. On weekends, particularly during the summer, we frequent this street with friends and family to visit local stores and businesses. This feels to me very much like a heritage site as many residents enjoy this space for dining and shopping. It would be very odd to have a retirement home here and makes no sense when looking at this street. As a resident of Markham, I'd like to share my opposition of this development.

Thank you,

Dominique Fernandes

Considerations re: SmartCentre/Revera Project

In 1988, when I bought my condominium from the plans, I chose this area because it was quiet, secluded, traffic free and safe. The height was restricted. Following construction delays, I moved into 30 Wilson Street, facing east to see sunrise, the moon at night and even watch the Santa Claus Parade from my dining room table.

All of this is threatened by the building of the facility at 144 Main Street.

The history of the company, the size of the facility, the provision of services to future residents and employees and the total disregard for the neighbourhood is of great concern to me.

Revera is a private company with holdings in Canada, US and UK. It descended from the Reichman Family Trust that built facilities for the elderly. Revera has swallowed up many small long term care facilities into their for profit holdings.

During the pandemic, Revera came in second in Ontario with the largest number of deaths of residents in their facilities. The reasons are found in the research, but always based on cutting costs. Subsequently, there are number law suits from individual families, and class action suits against Revera totaling millions of dollars.

This begs the question, how strong are the resources of this company to withstand suit settlements. **Could this leave 144 Main Street unfinished and a greater eyesore than what is currently proposed?**

One of the most serious problems with the management of covid and patient care for Revera has been underpaid, part time employees working in several long term care facilities because full time positions are not offered. Subsequently, workers carried covid between facilities. **In the cause of Social Justice, is there any way to further discredit this practice at the new facility?**

If there is another pandemic or covid simply doesn't go away or employees are not vaccinated, what will this bring to our neighbourhood?

The provision of very little parking and the expectation that employees will use public transit reinforces the probability that providing good working conditions for employees is not really considered.

During a previous zoom meeting, the architect referred to Wilson and Water Streets as "dark little streets". **How will the building of a seven storey building, facing east, make this area any brighter?**

It is very interesting how the woman representative, in particular, and the others to some extent emphasized the retention of historical properties. Deftly, they have interpreted the Historical Designation to only apply to the little buildings directly facing Main Street. Their attention to refurbishment and eventual commercial use is quite specific.

Of course, when the Village Lanes were built, in the early 80's, there must have been a similar dissection of the Historical Designation rules, however the consequent building was only three storeys high.

The property at 12 Wilson Street is not historical. It was built by Evan MacDonald of Village Grocer when the property of the first floor of the main building was too small. This was in the early 90's. Its preservation is irrelevant. It does not interfere with the streetscape. Why so much attention?

I continue to have questions about fire safety; disposal of medical waste and PPE (if it is allowed or provided to be used); fire, police and ambulance access to the building. Furthermore, as City of Markham has allowed more multi-unit dwellings to be built in this small area of Old Town Markham, vehicle traffic has increased.

I am greatly worried about using the Main Street side of the building as an entrance, fire and ambulance arrival and staging areas. There is barely enough

room on Main Street for two lanes of traffic now. When the GO Train stops at the station just north of here, cars can be backed up in the north bound lane as far south as Highway 7.

The space shown on the plans seems based on using Main Street for fire trucks, ambulances, taxis and buses and private cars dropping off or picking up residents or workers.

I have alternate routes to get to and from my home, but the congestion on Main Street should not be allowed to occur.

The construction of this facility seems slippery. While company representatives have assured citizens that the concerns about design and structure and exterior covering will be discussed, enough money has been put into this project to leave little room for change. There has not been any evidence of changes to the originally submitted plans despite many months having passed.

The Revera representative stated that the building had to be seven storeys high to pay for the enhancements of the historical buildings on Main Street.

The explanation that the red brick is in keeping with the historical nature of Markham is irrelevant. **The big box is dark and ugly.** It adds no character to the area and will not draw people to the area because there is little for them to do or see. Most of the residents will not likely use village particularly because there is no grocery store within close proximity. There is a sparsely stocked pharmacy, banks, investment dealers, a few restaurants, a florist and bars. These are not even a draw to me and I have lived here for over 30 years!

At least lighter cladding and colours on the building would not make it stick out so much like a big red box.

The biggest concern is not the shadow that falls on Main Street, as the representatives keep returning to, but rather the fact that seven storeys **will**

block out sunlight to residences to the west, such as 30 Wilson Street and the old row houses just west of Robinson Street. It will truly make Wilson and Water dark little streets.

The terraced plans for the west side of the building are not important to those of us who have to look at it. They will not hide the six storeys facing onto Main Street.

The choice of this location for this facility as presented by the developers is totally inappropriate. Serious changes to size and design must be made.

Respectfully Submitted,
Lynn Hitsman

From: Rod Stableforth
Sent: Sunday, December 11, 2022 5:11 PM
To: Clerks Public <clerkspublic@markham.ca>
Cc: Mayor & Councillors <MayorAndCouncillors@markham.ca>
Subject: 144 Main St Concern

CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

Dear sir/madam,

In addition to the bylaw-related concerns I raise a separate reputation-related issue.

Unfortunately I can't make the meeting. However, please also consider the record of Revera's poor care. They were sued in Britain and Canada (several provinces) for abusive care of many senior citizens in the 2019-2021 timeframe. This is NOT the type of institution we need in Markham.

This is important to raise. Not related to the LPAT escalation. But Markham Council should be concerned. This is a Provincial responsibility but Markham will wear the impact, especially if you override local long-standing heritage bylaws and approve it.

I would also support a citizen- based law suit if needed.

Rod Stableforth
President, CC #YR793

Sent from my iPhone