

**CD-1 Rezoning: 5455 Balsam Street - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-07-08	10:20	CD-1 Rezoning: 5455 Balsam Street	Oppose	The attachment links to uploaded letters are NOT active. We are unable to open and read the documents. Can someone at city hall fix this problem? Thank you	Deborah Sherrard	Kerrisdale	
2024-07-08	10:33	CD-1 Rezoning: 5455 Balsam Street	Oppose	I live right across from the application and the new building will block off the sun and light from my building.  The traffic will also be negatively affected and will be unsafe for me to walk on the street.	Ida Ryan		
2024-07-08	11:22	CD-1 Rezoning: 5455 Balsam Street	Oppose	Please see attached.	Pam Ratner	Kerrisdale	<a href="#">Attachment 1</a>
2024-07-08	11:32	CD-1 Rezoning: 5455 Balsam Street	Oppose	<p>I contact you to urge the City of Vancouver to deny the amendments and the rezoning application for the new apartment building at 5455 Balsam Street. The proposed redevelopment of a 14-storey building is completely inappropriate in a residential neighbourhood such as this one. I am a resident of this district and I live nearby on Vine Street. The comments that I provide here are based on my real-life experience, as a current resident of the neighbourhood that will be directly affected by the rezoning and building of the new apartment building. I firmly oppose the proposed new 14-storey building that will include 145 new residential units at 5455 Balsam Street.</p> <p>The City has the responsibility to protect residential neighborhoods and the quality of life of their residents – along with the substantial financial investments made by the current residents who bought houses in a residential area where “normal” houses exist. You don’t see the building of such apartment towers in the middle of residential blocks/streets in Kitsilano, Dunbar or Point Grey, why would you allow it in Kerrisdale? Residential towers like the proposed building don’t belong in the middle of blocks surrounded by normal two-story housing, they should be at the edge of those neighborhoods, not in the heart of them. The current layout of older apartment and condo buildings in this area is already at the extreme limit for a residential neighborhood. The City of Vancouver must turn down this rezoning application to preserve the existing quality of life the current residents.</p> <p>The rezoning of this neighbourhood will lead to major safety issues for people who live in this area – both during the building of the new apartment building and afterward once the project is completed. This new apartment tower will result in hundreds of new car owners (and their visitors and delivery traffic) using the already congested narrow streets in this neighbourhood.</p> <p>The streets in the immediate vicinity of the proposed building are so narrow</p>	Patricia Miller	Kerrisdale	

that two normal size cars cannot get through them at the same time if there are cars parked on the streets. We are cyclists and daily we bike on W 37th Ave from Larch St to Arbutus Street. Every day we see the crazy dance that cars have to do to let one another go through because two cars cannot meet together if other cars are parked on W 37th Ave. In fact, it's plain dangerous to bike on W 37th Ave at certain times of the day because the car drivers get impatient with the slow traffic, putting stress on the cyclists by following them too closely or passing them too closely. And, now, you are considering a project that will add a lot more traffic to a little residential street. And, naturally, the substantial car traffic will not be felt just on W 37th Avenue but on all of the other little residential streets around the site of the new apartment tower (e.g., Balsam Street, W 39th Avenue).

Balsam Street on which the proposed building would be located is also very narrow and it's in the same situation as W 37th Ave whereby, if cars are parked on the street, two cars cannot safely meet one another. Even now, at this time it is not very safe to bike on Balsam street between W 37th Avenue and W 41st Ave because it's too narrow when there are parked cars. Likewise, the blocks on W 39th Ave from Larch Street to the West Boulevard are just as narrow. Currently on W 39th Avenue, cars have to let one another go because they cannot safely meet through the street in many sections when cars are parked. It will be made even more dangerous and problematic when the new residents of the proposed apartment tower move in. We'll have to forget about biking in this part of Kerrisdale because it will be just too dangerous with the increase of car traffic. In that sense, while it seems a positive feature for the promoters to include a large biking parking space in their plans, the car traffic that their own new building will cause will make it even more dangerous for cyclists!

This application is going to cause major traffic disruptions during the construction phase. I am terrified to think of all the dangerous and disturbing construction traffic that the nearby residents will have to endure for years while the new apartment tower is being built. How will the huge cement trucks even navigate around the roundabouts on W 37th Ave? I don't even think that Balsam Street is wide enough for the big cement trucks and the likes to go through. I imagine that you will have to remove residential parking in the immediate vicinity. How is that fair for the existing residents? Parking will have to overflow onto all of the other nearby streets – how is that fair for those other residents?

Quality of life will be negatively impacted during the construction phase (traffic, noise) and afterward as well: more residential traffic (more noise, more car pollution, increasing safety issue due to narrow streets), a new looming apartment tower casting a huge shadow over the neighboring vicinity. I can only imagine how distressed the owners of the existing nearby houses/townhomes on both Balsam Street and Larch Street must be. They invested in properties which existed in a charming, residential, private and quiet neighbourhood, with normal houses around them. Now, they will have

hundreds of new people looking down on them, all day long. Who wants to live next to an apartment building, with its noise and light pollution?

The long term impacts worry me a great deal. The new drivers will soon discover that W 37th Ave is too slow/busy now, and will start using new short-cuts on W 39th Ave, up down through alleys, zig-zagging through various streets that use to be quieter and safer. Biking on our streets will become even more dangerous. Again, how is that fair to the current residents of our neighborhood? I assume that you think that new residents will use Larch Street. On a good day, the intersection at Larch and W 37th Ave is often congested because of the 4 stop signs. Our existing streets were not laid out for hundreds and hundreds of cars going back and forth all day. The area is densely populated as it is, adding over 145 new residents is just irresponsible. Residential zoning policies were put in place to ensure the quality of life of people who choose to live in residential neighborhoods...and now, it is your responsibility to uphold them.

Furthermore, many seniors currently live in our neighbourhood. They chose to live here because it felt like it was more of a "village" than an urban high-density area. While the proposed project is eager to promote the large bicycle parking space they plan to offer, most people here walk because they are older people and because the area is too hilly for casual biking for aging people. Every day, I shake my head when I see the little old ladies and gentlemen trying to cross intersections on Balsam St, W 39th Ave and other streets as they try to go to the shopping district on W 41st Ave. The car drivers that currently use our neighbourhood barely respect the stops signs as it is. I'm terrified to think how bad it will get when you add hundreds more cars to the mix, along with all of the future delivery vans/cars that will now come to service the hundreds of new people living in the proposed apartment tower. It's obvious to me that such apartment tower does not belong in residential neighbourhoods like ours. I understand that Vancouver needs to develop new housing solutions and more units but you cannot do so by allowing putting such gigantic buildings in the middle of normal two-story buildings. Put them at the edge on wider more commercial streets, not deep in the heart of our community on Balsam Street!

Finally, I would like point out that the timing of this public hearing on July 9/2024 is awful since it is right at the beginning of the summer vacation period. I expect that you will get little feedback, comments and participation from the local residents because many of them are likely away. In my opinion, this public hearing should be rescheduled to the fall in September when normal post-summer vacation routine has returned. Furthermore, the existence of several tall apartment buildings in this neighborhood doesn't mean that it's okay to just keep adding gigantic towers in our residential neighbourhood. The Council has to put a stop to the encroaching of such development into residential neighborhoods and to keep local residents safe so that they can continue to enjoy the quality of life for which they have paid an incredibly large amount already.

				Thank you, Patricia Miller			
2024-07-08	14:40	CD-1 Rezoning: 5455 Balsam Street	Oppose	<p>The Board of the Vinecrest Manor Coop remains strongly opposed to this rezoning as we indicated in 2022 when we first became aware of this issue.</p> <p>As we said then we live near the development and will doubtless be deleteriously affected by the noise and increased traffic associated with the construction of a 14 story tower. We have already suffered through several large construction projects near us; another is cruel and unusual punishment particularly given that most of our residents are elderly and do not have the resources to escape the coming nightmare of yet another lengthy construction period.</p> <p>The City allowed the existing building to be built based on RM-3A zoning and is now proposing to enrich the property owner significantly by allowing a substantial 3.63 increase in floor space ratio for the new building site compared to the original one. In effect this proposal intends to increase the unit count for 5455 Balsam by 168% and parking spaces by a similar amount; that would add significantly to neighbourhood density/pollution/traffic with no compensation to existing residents who bear the brunt of that increase through diminished property values and declining quality of life.</p> <p>Our neighbourhood has experienced more than enough disruptive development and we therefore urge council to find locations for rezoning elsewhere. We agree that more rental housing is desirable but note that the Council has allowed much of the modestly priced rental stock that previously existed in Kerrisdale to be demolished. The Council now proposes to replace a tiny portion of that loss with units that are unlikely to be affordable by the moderate income people displaced from our neighbourhood by previous redevelopments.</p> <p>We beseech Council to turn down this proposal because it is ill conceived and, if approved, could serve as a precedent for other density bomb attempts to follow. Members of council please rethink your approach to rezoning in Kerrisdale.</p> <p>The Board Vinecrest Manor Ltd.</p>	Peter Stobie	Kerrisdale	
2024-07-08	14:50	CD-1 Rezoning: 5455 Balsam Street	Oppose	I oppose rezoning of 5455 Balsam Street Daniel Kasowitz, resident of 5455 Balsam Street	Daniel Kasowitz	Kerrisdale	<a href="#">Attachment 1</a>

My thesis is that the owner, landlord and developer Larco has done a poor job managing our Fontainebleau building so Larco should not be permitted to construct and manage another rental building.

The Fontainebleau Apartments at 5455 Balsam Street is a 14-story rental residence with 88 suites and 125 residents. It was built in 1968. It was the premiere apartment building of its time, tastefully and beautifully designed. The previous owner did it justice, making necessary repairs and keeping it clean all the time. But since Larco Investments took over on February 7, 2020, the building has been neglected and our amenities are being taken away without compensation. The owner is an absentee landlord who treats the concerns of us residents with indifference.

- Larco is not providing services commensurate with our rent:
- The sidewalks were not shoveled after snowfall, nor rock salt sprinkled on the icy

sidewalks. The Fontainebleau is the only apartment building in Kerrisdale whose sidewalks are not shoveled after a snowfall. We complained to the City about this, citations were issued to the management here, but those citations were ignored and, to the dismay of the residents, the sidewalks remained unshoveled. One elderly resident hurt herself when she slipped and fell on the icy sidewalk. Finally, in the third year of the building's new ownership and after numerous complaints to the management, a thin strip of sidewalk was shoveled. According to the Residential Tenancy Act Chapter 78: "A landlord must provide and maintain residential property in a state of decoration and repair that complies with the health, safety and housing standards required by law."

- Laundry machines, toilets, leaky pipes and kitchen sinks are not repaired or replaced in a timely manner. Tenants have had to wait several months to have these things repaired. Some tenants have resorted to paying for the repairs themselves.

The laundry machines on 3 floors have been broken for over a year, and have not been repaired or replaced despite our pleas. Our elderly neighbor across the hall moved out of the building last October because the lack of working laundry machines on

our floor meant she, like the rest of us now, had to go up and down to different floors looking for workable laundry machines.

- The boiler that heats this building is old and needs to be replaced. The last time it broke down, the repair workers said the boiler needs to be replaced because it is a fire hazard. However, the management refuses to spend the money to replace it and instead settles for bandaid repairs.

- Since Larco took over February 7, 2020, trash and garbage in the basement have been allowed to pile up for several weeks at a time without being collected.

				<p>This has happened several times, the last time being January 2023.</p> <ul style="list-style-type: none"> <li>• The exterior windows were washed only once in five years. Under the previous owner, the exterior windows were washed twice a year. But since Larco took over, our windows were washed only once, the last time being July 2021. Nor is the building's exterior steam-cleaned once a year as it should be.</li> <li>• The swimming pool has remained closed. This is the fifth summer in a row that residents have been unable to swim in our outdoor swimming pool. The many elderly tenants who live here chose to live here partly because of the pool which they find essential to their health. It provided one of their only sources of exercise. The first year of Larco's tenure, the pool was closed because of the Covid pandemic. That was understandable. The second year, Larco kept it closed for no reason at all. The third, fourth and fifth years the pool was closed because repairs that should have been made during the fall and winter, were delayed until the summer. Despite the fact that our rent pays for the maintenance of our swimming pool, Larco has kept the swimming pool closed since they assumed ownership. Renters that we have talked with at another Larco rental building, Arbutus Residences, complain about Larco's same negligence in dealing with their problems. In summary, because Larco is incompetent at managing the Fontainebleau and because the demolition of our two-level parkade and garden will make life difficult for us, Larco should not be allowed to construct and manage another rental building.</li> </ul> <p>Must the renters in this city always be at the mercy of negligent, absentee landlords? Must the greed of developers and landlords take priority over the welfare of renters? Can't we make this a livable city?</p>			
2024-07-05	11:49	CD-1 Rezoning: 5455 Balsam Street	Oppose	Please see attached letter.	Gerald Richardson Brown	Kerrisdale	Appendix A

2024-07-05	12:42	CD-1 Rezoning: 5455 Balsam Street	Oppose	<p>Larco Investments wants to demolish the beautiful garden and underground parkade next to 5455 Balsam Street ( behind the large "Rezoning Application" sign) and construct a 15 storey high-rise rental apartment building. The 15 storey building with 145 rental units will be the highest apartment building in all off Kerrisdale. If the construction is allowed to proceed, it will entail 3 to 4 years of intolerable noise 6 days a week from 7 AM to 8PM Traffic congestion will increase because 100 cars that presently park underground beneath the garden at the Fontainebleau Apartments at 5455 Balsam Street will have to find parking on the street. After the highrise is constructed, the population of this neighbourhood will increase greatly along with the noise. It will ruin the quiet, dignified, character of this neighbourhood with its tree-lined streets and beautiful homes, gardens and heritage church. We want to preserve the neighbourhood's greenness and low-key character and make it safe for all of us, including the elderly. Larco should not be allowed to construct another building when they have already mismanaged the Fountanelieu.</p> <p>Plus contact first made to us in the neighbourhood was that they were going to find parking for everyone who has there car misplaced. As the streets are now it is hard to find parking. Our Adult building has now voted to allow families to rent in our 6 storey building that sits across from the proposed new building. There are many children who access the daycare in the church and others cross many streets to go to Point Grey High School and the Elementary School behind it. This will be dangerous for everyone. 37th street already has many old homes being rebuilt as fourplexes and they fit the area beautifully. I believe they have only blocked that street twice.</p> <p>This don't know how the city runs these things. It would have been a lot better to mail the people in our community a Poll that allowed everyone to have the chance to vote. A good part of our community is Elderly. and don't get around as much as they used to. This will be devastating for us- the noise, the dirt. Last year it started with our property values going down and this year we have to fight to maintain our quiet safe neighbourhood. How can you put 145 new rental units on a narrow street, the potential increase in population is 580 people. I haven't even heard or any daycare openings in this area.</p> <p>We want our area to grow with good taste, not a sore thumb blocking our sun and ruining out gardens. Keep this a low buid to fit the area.</p>	Kelly Durand	Kerrisdale	
2024-07-06	00:52	CD-1 Rezoning: 5455 Balsam Street	Oppose	<p>We are writing to strongly oppose the proposed rezoning and development of 5455 Balsam Street. We are aware that many aspects of the proposed 15-storey tower development are being opposed by others and we fully support those objections. What we would like to emphasize is the negative environmental impact--especially during a time of climate emergency--of the destruction of the two existing structures on the site: a large garden and a two-level underground parkade. The site is not a suitable infill site because it already has two existing structures with dedicated purposes.</p> <p>1) REMOVAL OF TREES AND DESTRUCTION OF BIRD HABITAT. The proposed site for rezoning and development is a large garden in the style of French</p>	Bayne Stanley	Kerrisdale	

chateau gardens. The May 28, 2024 Referral Report states: "There are approximately 30 existing trees on the site, of which three will be removed as they are located within the proposed building area or its foundations." There are considerably more than 30 trees on the site: there are 10 trees in the landscaped garden alone (i.e., in addition to the many trees in the grove at the North end of the garden), as well as 5 trees between the garden and the Balsam Street sidewalk. The proposed building area would require 13 of these 15 trees to be removed. The 2 trees near the entrance to the garden could perhaps be preserved, though there is no reference to their preservation in either the Referral Report or the October 22, 2021 rezoning application.

As for the street trees adjacent to the site, including the magnificent 162-cm diameter (according to the Referral Report) big-leaf maple tree, the Referral Report specifies that "Protection of these street trees during construction is required." However, it is difficult to see how these trees would survive the inevitable root damage and limiting of their water sources if the site were developed.

The proposed development would also destroy the habitat of the many species of birds who find food, shelter, and nesting sites in the garden. The destruction of this habitat contravenes the City's "Vancouver Bird Strategy" and "Bird Friendly Design Guidelines." The "Vancouver Bird Strategy" (updated December 2020, <https://vancouver.ca/files/cov/vancouver-bird-strategy.pdf>) states, "Vancouver has a responsibility to reduce the impact that urbanization has on birds along the Pacific Coast," and defines the strategy's first objective as "SUPPORT HABITAT: Protect, enhance and create habitats for a diversity of native birds." The Vancouver "Bird Friendly Design Guidelines" (amended May 2017, [https://guidelines\[.\]vancouver\[.\]ca/guidelines-bird-friendly-design.pdf](https://guidelines[.]vancouver[.]ca/guidelines-bird-friendly-design.pdf)) design process states: "Maintain new and existing bird habitat to increase bird diversity and abundance."

The proposed development would eliminate bird habitat, not maintain and protect it.

2) NEGATIVE ENVIRONMENTAL IMPACT IN A TIME OF CLIMATE EMERGENCY OF DEMOLISHING AN EXISTING UNDERGROUND CONCRETE STRUCTURE. The proposed rezoning and development would demolish the existing--and fully functional--concrete structure: a 2-level underground parkade. The current concrete structure would be demolished in order to create a new concrete structure: a 3-level underground parkade and a 15-storey building. The negative environmental impact of this demolition and construction would be immense. As you are well aware, cement production accounts for a significant share of Canada's current GHG emissions.

The site for a rezoning and development such as the one being proposed should be a genuine infill site: a site that does not already have two existing structures with dedicated purposes.



3) NEGATIVE SHORT-TERM IMPACT ON IMMEDIATE AND SURROUNDING NEIGHBOURHOODS. If the proposed rezoning and development were to be approved, during construction the immediate and surrounding neighbourhoods would be severely negatively impacted. All the current tenants of 5455 Balsam would have to find parking on the street (approximately 100 cars), as presumably would the construction workers. Where would all the dump trucks, cement mixers, and other large construction vehicles be staged? Would they be allowed to impede traffic while they waited their turn at the construction site? Would Balsam Street be closed while sewers and other critical infrastructure were dug up, etc.? If so, how would people with accessibility issues access the current 5455 Balsam building? And how would the people in the buildings across the street access their buildings (and their parking)?

4) NEGATIVE LONG-TERM IMPACT ON IMMEDIATE AND SURROUNDING NEIGHBOURHOODS. If the proposed rezoning and development were to be approved, the new development would have a significant negative impact on both the immediate neighbourhood and the surrounding areas. Loss of green space and bird habitat, the increased density demands on infrastructure, and the increased demand for street parking in the immediate and surrounding neighbourhoods would be major issues. As noted above, parking for the current tower is located beneath the garden where the proposed new tower would be constructed. The proposed new tower's 142 parking spots, some of which would be visitor parking, would be for a total of 233 suites: the current tower (88 suites) and the new tower (145 suites). This would not be sufficient parking in a Kerrisdale neighbourhood where most of the tenants in apartment buildings are elderly and are not able to use bicycles for transportation.

The demand for street parking would be extremely high: this would significantly and negatively impact not only the current and new tenants of 5455 Balsam but also the neighbouring apartment buildings, condominium buildings, and townhouses. It would also significantly and negatively impact the church at the corner of Larch and West 37th, St. Mary's, Kerrisdale, which relies on street parking for people attending services and for the many community gatherings that take place in its buildings.

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The concerns that we have raised are not trivial: the proposed rezoning and development of 5455 Balsam Street contravene the City's own guidelines for a Green city--indeed the Greenest City, as the Greenest City Action Plan boldly proclaims. We urge you--for the sake of the environment and the people who call Vancouver home--not to approve this application.

Yours sincerely,

				Pamela Dalziel Bayne Stanley			
2024-07-06	15:11	CD-1 Rezoning: 5455 Balsam Street	Oppose	<p>Comments for Public Hearing regarding 5455 Balsam.</p> <p>Personal Context: I am an original owner of a townhouse in Larchwood, an infill complex completed in 2000. At the time it was considered a model of infill housing as it took 7 residential lots and a heritage building and created 45 strata units. The Larchwood complex was designed to scale well with the existing neighbourhood and to maintain(if not enhance) the heritage value of St. Mary's church. Residents of the local neighbourhood currently range in age from newborn to octogenarian. It is a well thought out, in-fill development. I feel it is important for council to understand my objections are not because I am opposed to increased density in Kerrisdale, nor am I averse to scale appropriate high rises in the neighbourhood. I am opposed to this application(as is)as it will result in a building size and unit capacity that is out of scale with an equitable block density appropriate for the allotted physical space, and for ensuring the improvement of quality of life for the local community.</p> <p>My comments and suggestions are also based on my direct experience of happily living, for many years in a residential tower in downtown Toronto. However, it was accessible by good traffic circulation, proper lanes and the TTC.</p> <p>Our Larchwood home exists in the shadow of the current Fountainblue high-rise,and residents of the west side of the Fountainblue look down directly into the main limited common property that serves as the only 'outside' living area for all Larchwood lane-way owners with units on the east side of the Larchwood development. Though the proposed tower will not further affect my view nor privacy, it will do so for the lane-way units north of the Fountainblue, and will eliminate any direct sunlight and creating a "tunnel" effect for the laneway.</p> <p>As mentioned, the density increase of the proposed tower is out of scale for the existing garden space on which it will be built. Even though it may technically be "in-fill" under the Secured Rental Policy, the number of units proposed,and the size is inappropriately scaled and more appropriate to an arterial road or even a secondary arterial road, not a small narrow feeder road.</p>	Jeannette Kopak	Kerrisdale	<a href="#">Attachment 1</a>

Report date range from: 7/4/2024 5:00:00 PM to: 7/8/2024 3:30:00 PM

				I have attached details of the issues supported by photos. Jeannette Kopak				
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[REDACTED]  
City of Vancouver,  
453 W 12<sup>th</sup> Ave.,  
Vancouver, BC  
V5Y 1V4

Re: Rezoning of the Fontainebleau Apartments, 5455 Balsam Street.

Its owner, a Mr. Kirkpatrick, constructed the Fontainebleau Apartment building on Balsam Street in 1968; a development with a curved driveway, a fountain, two elevators, a swimming pool, a live-in manager's suite, a visitors apartment, a party room, a games room, and a formal French chateau-inspired garden where I walk in winter and entertain guests in summer. North of the formal garden is a private grove of trees left for nature to take care of. The Fontainebleau was built by a creative man and until recently owned and managed by his daughter. It had the reputation by the Kerrisdale rental population to be the place to live. There was a waiting list.

When my wife and I sold our house and moved to the Fontainebleau seven years ago we had found our new home. The permanent residents had created a small community of beautiful people, some who had been here upward of twenty years. They treated the building as their home, not just a place to rest their bones. The *Fontainebleau Voices* newsletter was published two or three times a year with stories from the residents about their life's experiences. It seemed like a pleasant place to live out our old age.

Then a large corporation bought the building.

Under corporate ownership we lost our common guest room and our live-in management team. Many residents moved out. Now we are in danger of losing our garden, a welcome green spot in the neighbourhood where birds tweet their mating calls and squirrels play in the trees. The French-inspired garden is a precious jewel in the populous landscape of Balsam Street, an inheritance from a man that valued the beauty in nature. I understand the garden is a bird sanctuary. Do we destroy the garden and drive out the birds to build another tower with tiny living spaces for well-off humans? Betray the birds? From his grave Mr. Kirkpatrick would rise up with fist in the air. The garden has been left to us to preserve.

Kerrisdale I believe has no resident's association to advocate its future in the urban region, but I have learned recently that there is a committee of interested citizens, which I presume speak for the village. A few years ago there was a survey that made it clear the community wanted no more "12 story buildings." The rezoning of 5455 Balsam Street goes against the wishes of this larger community.

The proposed rezoning for 5455 Balsam Street with its current high density of people and cars would make this community less liveable. It would downgrade a stable neighbourhood and would encourage more applications for spot zoning. It would destroy a beautiful garden: an inspired inheritance. The community would lose rare green space, the home of a variety of birds. The existing community infrastructure cannot support such an increase in demand. In addition, based on recent trends, rents for apartments in a new tower would not likely be truly affordable for the workers who keep the community viable. And construction would cause months, and perhaps years of disruption and ultimately exacerbate the traffic overload in Kerrisdale.

Sincerely,

Gerald Richardson Brown