

To the invested stakeholders of this request of variance DVP 00248

I live right across from GNS 1804 Richardson St and as such would be extremely disturbed to awake to portables and a sprung locker in the midst of a neighborhood resonant of old growth pemberton woods and historical housing of culture.

We have Craigdarroch Castle one block north and the Governors house just south of it, GNS is a private for profit organization that looks to capitalize on the attractions of desire in this location for their own interests and profit with very little regard for the historical value that is indicative of such.

Charles Firetto

To Whom It May Concern:

I am the owner of the property @ 859 Maddison St.

I am concerned re the above GNS Application and while I know these are uncertain times and schools have been hard hit, I have not been consulted re the above nor have my neighbours

Approving this application will, in my opinion, set a dangerous precedent for our neighbourhood. Without consultation, GNS is asking to add non conforming buildings to its campus, which could mean more registration and add to the already heavy school traffic on the street in front of our properties on Maddison.

Please consider what these changes may make to our peaceful unsuspecting neighbourhood and refuse this application.

Sincerely yours,

Eleanor M Kelly

859 Maddison St Victoria V8S 4C3

PATRICK & KAREN BEHNSEN,
833 MADDISON STREET,
VICTORIA, B.C. V8S 4C3

24 August 2020

Mr Don Monsour
President
CALUC

Dear Sir:

Re: GlenLyon Norfolk School – Development Variance Permit – August 19, 2020

As a 40 year resident of Maddison Street my wife and I are adamantly opposed to the above Development Variance application.

This school has a long history of “working the system” to get exactly what it wants, at the expense of the surrounding community.

Over the years they have continued to expand without considering the input from their neighbours. There is no good will on their part to address any concerns raised by the neighbourhood. Traffic has been an ever growing problem along with their continual drive to expand their footprint.

We are fed up with their lack of respect for the community we call home. We do not want an ever expanding private school that contributes nothing to our local community.

Please deny this application.

Sincerely


Patrick & Karen Behnsen

c.c.

All members of the FGCA CALUC
Mayor & Council
Alec Johnston
Chelsea Medd

August 25, 2020

837 Maddison Street
Victoria, BC
V8S 4C3

Dear Fairfield/Gonzales Community Association Land Use Committee (CALUC)

Re: 801 Bank Street, Gonzales Neighbourhood

We are deeply disappointed that after being denied at the Board of Variance (Appeal #00846) Glenlyon Norfolk School has opted to apply for a Delegated Development Permit for the same project. In their letter to neighbours regarding this application they make mention of the rigorous Ministry of Education's 'School Health and Safety Plan' and we suggest subtly imply portables are a specifically supported Ministry response to COVID. However, the Ministry states they are investing \$45.6 million to implement new health & safety measures that include additional staff and staff time for cleaning, hand hygiene, cleaning supplies, reusable face masks and remote learning, and funding for independent schools. It further states the provincial health order on mass gathering does not apply to schools. They do not mention portables or prefabricated gym tents. Further, although far more students are impacted by COVID in SD61 than at GNS, the SD61 response does NOT include portables or prefabricated structures. This application does not support our community – the majority of GNS students/families do not have a Fairfield/Gonzales address, and many do not have a Victoria address. Ignoring the Board of Variance decision to support private enterprise at the expense of community is unforgivable.

As per our letter to the Board of Variance:

We have lived directly opposite GNS at 837 Maddison Street for nearly 30 years and are one of the few immediately adjacent neighbours that have been here that long. Over that time we have seen a lot of change on the GNS property, been part of heated neighbourhood conversations about potential and real school expansion and parking issues, and have been, too often to ignore, negatively impacted by GNS parents parking in 'residential only' spaces. We have been frequently (it seems annually) told by the school that they have no plans to expand – most recently, last month. And yet here we are. Again.

Please find our concerns outlined below. FYI, as an architect with specific school expertise, and a landscape architect primarily working in development, we feel we have a better than average understanding of the situation.

- **Green Space.** When you look at the aerial view of the campus (attached) you can immediately see that site put forth for development is the last remnant of green space available. The sports field is artificial turf and what is shown on the architect's plan as a green patch east of the Brooks Building and the School Store is actually a wood chip playground. When you consider the urban heat island this campus creates, that remaining green space is critically important, especially given there are no cool or green roofs - just extensive hard surface amid a traditional

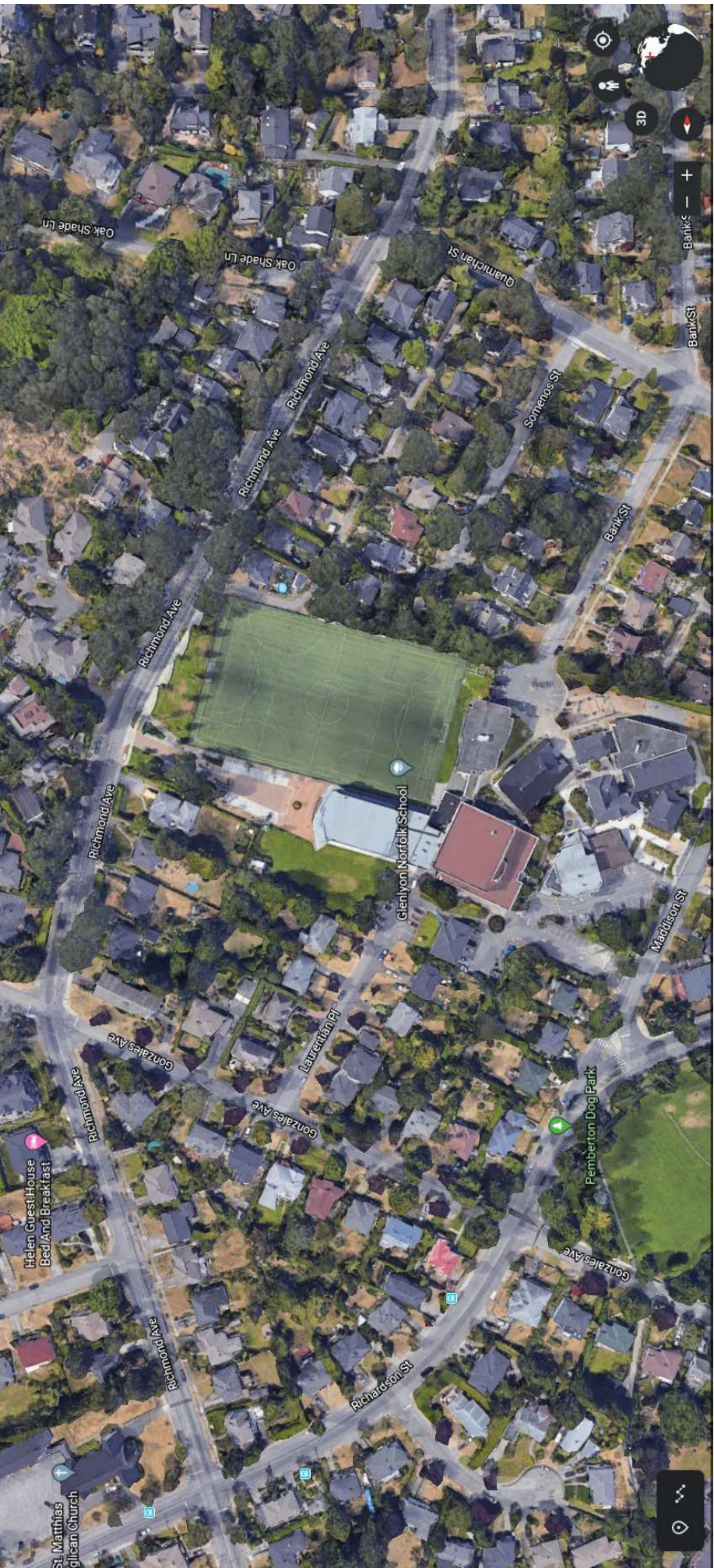
residential neighbourhood. I suggest you check out <https://www.nrpa.org/parks-recreation-magazine/2019/may/synthetic-sports-fields-and-the-heat-island-effect/> or <https://www.urbanheatislands.com/synthetic-fields> (quick summary: *Synthetic play fields are currently a big matter of concern. They appear among the hottest places in the city.*)

- Over the past 2 decades there have been many neighbourhood led initiatives to increase ecological value and biodiversity in the immediate Maddison/Gonzales neighbourhood.
 - ✓ As Margaret Jenkins' parents we were successful in obtaining a grant to plant a dozen large trees in Pemberton Park.
 - ✓ Other neighbours created Margaret's Grove, Wilmer Green and pollinator gardens in the 900 block of Maddison, and petitioned the City to extend the Brighton greenway from Oak Bay to Richmond Ave.
- The City has just approved a plan to increase Maddison's presence as a greenway (first identified as one in the 2003 Greenways Plan) and improve the cycling network in the immediate neighbourhood as well as south into Fairfield. We note that 1 of the 3 primary Greenways goals is to restore native, aquatic, and cultural habitats.
 - ✓ In response to the City's plan our neighbours have prepared a neighbourhood grant application to further enhance Maddison as a greenway.
- All this is to say people who live in the neighbourhood are working together to adapt to climate change and create a better environment for our families and the future, whereas, in comparison, there is seemingly no ecological sensitivity coming from the campus, nor any real concern for their impact on our neighbourhood scale and sense of community. As you know, GNS is a private school that is not attended by many families in the immediate neighbourhood. And school populations are declining in Victoria.
- **Schools & COVID**
 - There have been no directives from the Ministry of Education regarding a required increase in classroom space for BC schools and it seems, therefore, that GNS's request is an anomaly and indicative of privilege rather than necessity.
 - The gym tent is out of context architecturally.
 - At a class size of 25, six additional classrooms can potentially increase the school capacity by 150 students post-Covid (if not before). We have no reason to expect the portables and gym tent would be removed once a vaccine is available. The potentially increased school population raises a serious concern around increased traffic and other infrastructure demand.
 - If you do support the application we ask that the modular classrooms and gym tent be allowed to stay for a maximum of two years and that the space be maintained in a natural and biodiverse state in perpetuity upon their removal.
- **OCP**
 - 'Urban Space Guidelines': Pg. 39. Public facilities, *Institutions*, Parks & Open Space (GNS shows up as an 'Institution' on the relevant map)
 - ✓ Built Form: prominently sited in a landscaped open space with a density where total floor space ratio ranges up to 0.5:1

- ❖ The campus is *already well beyond acceptable site coverage* (remember the turf field is the ecological equivalent of a parking lot), and the relaxations requested under Schedule F, especially under Sections 2a and 3a, are simply not supportable.
- Environment: Pg. 84
 - ✓ 3 of 6 'Broad Objectives' are applicable to this application, and of increased importance given the lack of natural green space versus built area on the site. 1) Integrate environmental considerations into planning and design at a variety of scales. 2) Enhance the urban forest to support a wide range of ecological and community benefits. 3) Help citizens develop an ethic of environmental stewardship and responsibility.

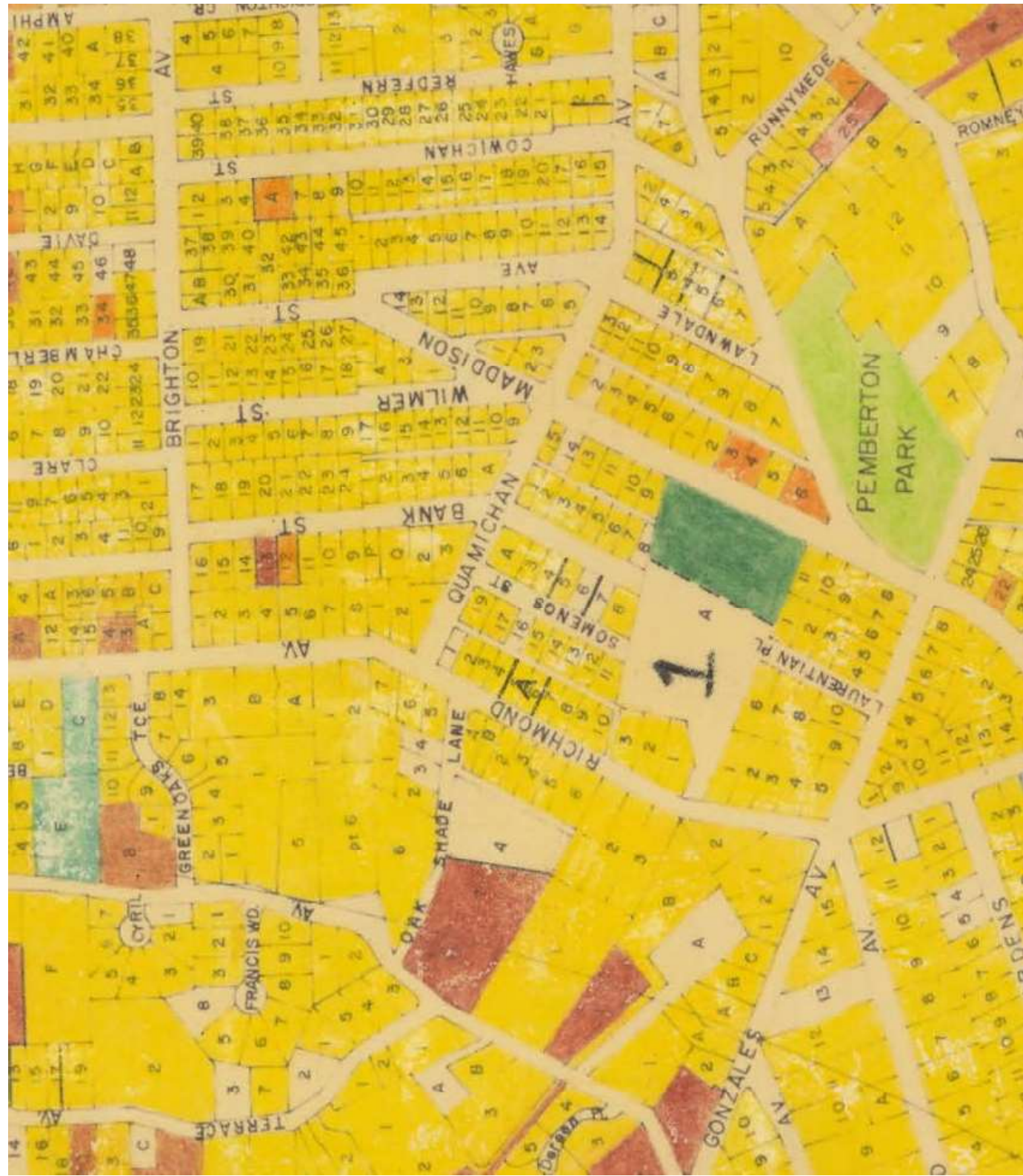
Thank you for considering our comments.

Kind regards,
Bev + Rod Windjack



current aerial





Good Evening: It is with great sadness that I find GNS feels that they need to run the neighborhood with their ideas to continue using an area around the school to enlarge. Yes I said enlarge. I grew up on 827 Maddison St. and my parent's house is still there for 60plus years. They built their home when GNS was just Norfolk House girls school and the days were calm and the traffic minimal. We have had nothing but heartache. I would like to ask if these modular buildings being put up are for more students and also COVID 19.? The Board of GNS certainly doesn't seem to care if there are families that like no traffic. We have tried over the years to reason with the School and now it is modular buildings. I wonder what is next?? Sincerely Bonnie Howard (Somers).

Chelsea Medd

From: T Edwards [REDACTED]
Sent: August 26, 2020 8:12 PM
To: president@fairfieldcommunity.ca; don monsour; planandzone@fairfieldcommunity.ca
Cc: Victoria Mayor and Council; Alec Johnston; Chelsea Medd
Subject: Community Association Land Use Committee meeting

August 27, 2020 Application for Variance – Glenlyon Norfolk School

I am submitting this letter to strongly oppose the Application for Variance made by Glenlyon Norfolk School (GNS).

This application was recently denied by the Board of Variance and the school was advised that there was no appeal to the Board's decision. I cannot see how or why their decision can be overruled otherwise, why have a Board of Variance.

I live on Lawndale Ave, one street over from GNS and take umbridge with the comment regarding contact with neighbours regarding the application. At no time have I received any notification.

I have lived at the address for over 40 years and during past expansions **no** notifications have ever been received.

While GNS is using COVID as their reason for needing portables that are currently at their Beach Drive Campus. They already bus students between the two locations and I see no reason to grant a permanent variance for a temporary situation.

A petition opposing permanent structures undertaken by the neighbourhood in the fall of 2019 garnered 372 signatures against such buildings. The petition was also sent to the city council.

I trust my opposition will be noted.

Sincerely

Tony Edwards

820 Lawndale Ave

I am sending in my letter to oppose this application. The Board of Variance has already denied this request, according to City Council's written information, this decision is final. If it can be overridden, why have a Board of Variance? I believe they are intent on increasing their student population and this is a way of accomplishing this without proper community input. The traffic situation on Maddison had become ridiculous before school closed for COVID; even the odd school bus would take a shortcut down Lawndale Avenue where I live and this was not supposed to be occurring anymore. So much for GNS keeping their promises, which goes back to 2002, when they were to close off the Maddison Street entrance and use Richmond Road as the main entrance to the school.

Regards

Hazel Robinson

Sent from my iPad

To Whom It May Concern

I would like to express my concern regarding the request of GNS middle and senior school for a variance for 5 portables and gym structure.

GNS has a history of not adequately engaging with the immediate neighborhood community for past building projects and for not following through on past requirements after variances were granted.

Specifically, GNS was granted a variance for a theater building and at that time had agreed to move their drop off/pick up entrance to Richmond Road. This has still not occurred. GNS has put our community children at risk every school day as we walk past the Maddison Street driveway where parents of GNS drop off and pick up students. We see cars illegally park, make u turns and regularly put our neighborhood children's safety at risk.

We are all in the current unfortunate situation of learning to operate and live in the "new normal". Many businesses and schools have come up with creative and effective ways to be able to provide service to customers and many schools have come up with creative and effective ways to continue to provide education to children without requiring building variance. I am confident GNS can too.

The history of the disregard GNS has had with upholding agreements after a variance was granted concerns me greatly.

As a member of Fairfield Gonzales community association, as a neighbor of GNS I am opposed to the variance proposed by GNS

Thank you for your consideration.

Krista Williams

1886 Quamichan St. Victoria

Chelsea Medd

From: [REDACTED]
Sent: August 26, 2020 1:45 PM
To: don monsour; president@fairfieldcommunity.ca; planandzone@fairfieldcommunity.ca
Cc: majorandcouncil@victoria.ca; Alec Johnston; Chelsea Medd
Subject: DVP 00248 - 801 Bank Street
Attachments: CALAC Letter - Aug 26 2020 pdf.pdf; 20 PDF Format.pdf; Attachment PDF Format.pdf

Dear CALUC Members,

Please find the attached letter of opposition to the Development Variance Permit DVP application for 801 Bank Street. Also included is our letter of opposition submitted to the Board of Variance with supporting photos for what is the same project that was rejected last month.

Sincerely,

Natalie and John Myles

1802 Richardson Street

(Adjacent property owners to the GNS School)

August 26, 2020

Re: DVP 00248 - 801 Bank Street

Dear Members of the Fairfield and Gonzales Community Association Land Use Committee (CALUC)

My wife and I are the owners/occupants of 1802 Richardson Street for the past thirteen years. Our driveway fronts on Maddison Street across from Glenlyon Norfolk School (GNS).

We oppose this Development Permit (DVP) application.

This DVP includes the same scope of work, at the same location and for the same reasons the applicant (GNS) submitted to the Board of Variance (BOV) that was rejected a month ago. I am attaching a copy of our July 21, 2020 letter to the BOV as our reasons to oppose the application in the letter generally apply to DVP application as well. In particular, the timeline scenario suggests this project is not covid guideline compliance motivated.

Clearly GNS is dismissive of the communities overwhelming opposition to the placing of the five classrooms and gym on the GNS Pemberton Woods campus. GNS is now working an alternate approach to Victoria for the same project and reasons hoping for a different outcome.

On August 23rd we submitted a number of questions to the Planning Department for clarification regarding this application, some of which may have a significant affect on this application. The Planning Department has reported they are working on a response to our questions. We appreciate some of these questions may take time to properly research particularly as feedback will be required from the applicant. We are confident staff are working hard to support councils directive to expedite the application process. However, as time is of the essence to submit this letter prior to the CALAC meeting tomorrow, we are submitting this letter prior to receiving Planning's reply.

All school covid compliance plans will now have been submitted for approval. While Victoria's recently passed motion to instruct staff to expedite school project submissions that pertain to covid guideline compliance requirements as of August 25th the only application made to Victoria, Saanich or Oak Bay is this one from GNS.

There is mistrust from the Gonzales community towards GNS community engagement and their lack of follow through with commitments given on past projects. The most recent is their plan for this classroom/gym project. There was no community engagement by GNS to even acknowledge the BOV application. A letter was delivered to houses near the school last Monday informing us that a DVP application had been submitted and we could contact the school if we had any questions. This community engagement is too little and too late to be considered meaningful engagement.

In closing, GNS as a private magnet school offers little benefit to the residential character of our neighbourhood, In fact, the traffic the school generates throughout several blocks around the school is a significant deterrent to the quality of our residential community. To allow the school to expand their building area, and thus accommodate an increased enrollment and generated traffic to the community under the guise of a pandemic crises is unacceptable. We appreciate the Council motion to expedite school covid related projects is well intentioned; however, it is counter productive to allow the public the opportunity to participate in a meaningful and in a timely manner on issues that have such a profound impact on our neighbourhood.

Sincerely,

Natalie and John Myles

Attachment - BOV July 21, 2020 letter

July 21, 2020

City of Victoria Board of Variance
c/o Sustainable Planning and Community Development Department
City Hall, #1 Centennial Square
Victoria BC V8W 1P6

RE: Appeal #00846 - Comments

My wife and I reside at 1802 Richardson Street. Our driveway is accessed from Madison Street across from Glenlyon Norfolk School (GNS). We have lived here for 13 years.

We take issue with the applicants statement that the bringing of 5 classrooms and a gym to the Pemberton campus is “**essential**”, as stated in the applicants letter.

GNS is *one school with two campuses* less than 3 kilometers apart. There are shuttle school buses that run between the two campuses. The classrooms and gym are already situated on the GNS Beach Drive junior campus. If more space is required to facilitate students some students from the Pemberton campus can be decanted to their Beach Drive campus. As an example, the Lansdowne Middle school will be decanting their grade 6 classes to the Richmond Elementary campus in September to address school capacity. Moving students from one campus to another may not be an ideal solution but certainly a doable one.

The GNS letter of June 30, 2020 makes reference to providing “full-time-in-class instruction in September”. Our understanding is this will likely not be a condition to open a school, at least without different calculation parameters utilized to address physical distancing; otherwise, most schools in the province could not comply. Full time attendance with greater physical distancing than minimum Ministry of Education requirements may be a “nice to have” but not “essential” to the GNS opening.

The dates on the drawings submitted for this variance are October 30, 2019, long before a pandemic was identified. It has been GNS’s plan to relocate these structures for other than pandemic safety planning.

Last spring the school held two open houses to present their long term plans for their Pemberton Woods campus. The plans presented included consolidation of the existing school property with a number of residential properties owned by GNS. This in turn would allow for additional building construction on the campus. School generated traffic, in particular on Madison Street, was the predominant issue raised by the neighbours who attended the meetings.

As a result of the attitude displayed by GNS towards the neighborhood during the open houses, a petition with 372 signatures opposing the rezoning proposal was submitted to the City of Victoria with a copy sent to GNS. GNS has not proceeded with a rezoning application.

Also, informal vehicle counts on the residential streets in the area around the school were performed by residents on teaching and non teaching weekdays. It identified the school generates over 500 private vehicles and 12 buses on school days, the majority of which filter through the neighborhood culminating on Madison Street as their drop-off/pick-up location. Madison Street is designated as a People Priority Greenway (PPG) by the City of Victoria Greenway Plan and Bicycle Master Plan

We also take issue on the “**urgency**” to have approval granted by the Board of Variance in such short order. It has been public information for several months that approved Safety Plans would be required prior to September school openings. Neighbours have been given only eight days to respond to this Variance hearing.

We put forward the follow timeline scenario:

- GNS’s construction expansion plan was to start on the Beach Drive campus (Phase 1) followed by construction on their Pemberton Woods campus (Phase 2), as stated in the GNS open house meetings in 2019.
- The temporary five classrooms and gym, presently located on the Beach Drive campus were always intended to be relocated to the Pemberton campus. Witness the date of October 30, 2019 on the drawings submitted to Victoria as part of this variance application.
- Construction on the GNS Beach Drive campus (Phase 1) is nearing completion.
- It is reasonable to assume that if GNS had not received such overwhelming neighborhood opposition to their rezoning and expansion plans in 2019 a rezoning application would have been made last fall to consolidate their Pemberton Woods school property and adjacent owned residential properties. Had rezoning been complete by now the moving of the 5 classrooms and gym would move forward on schedule.
- At a meeting between a GNS public relations consultant and a few neighbours in May it was confirmed that the rezoning application has been postponed indefinitely.
- The pandemic and subsequent Safety Plan requirements have opened an opportunity for GNS to present a case that relocation of the structures is an “**essential**” and “**Urgent**” matter.
- Once physical distancing guidelines are no longer required the addition of 5 classrooms will allow more than 150 students to be added to the school population, based on BC Building code occupant calculations. School enrollment and associated increased traffic will be possible with no further public input. What may initially be perceived as a minor zoning amendment now may have major consequences in the future.

If GNS can not provide independent third party written confirmation that the addition of five classrooms and a gym, located on their Pemberton Woods campus, is the only option to meet the Ministry/WorkSafeBC Safety Guidelines requirements to open their school in September then this application should be rejected.

Should the Board decide to allow the placement of the buildings then please consider restricting placement on a temporary basis. They should be removed once they are not required to meet pandemic safety restrictions. School population should not be permitted to expand while the buildings are on site. Replacement of the trees already removed on the proposed site should be included in the agreement. No rezoning or building permits applications that could increase the school occupant load should be allowed until the buildings are removed and restorative site work is complete. Penalties for non compliance to any restrictions you may place on a variance should be significant and easily enforceable to motivate GNS to remove the structures in a timely manner. Make any restrictions/agreements public knowledge.

In closing, GNS as a private magnet school offers little benefit to the residential character of our neighborhood. In fact, the traffic the school generates throughout several blocks around the school is a significant deterrent to the quality of our residential community. To allow the school to expand their building area and exceed building height restrictions under the guise of a pandemic crisis issue, with the potential to be able to increase their population and additional vehicle congestion is unacceptable. The public should be allowed the opportunity to participate in a meaningful and in a timely manner on issues that have such a profound influence on our neighbourhood.

Respectfully,

Natalie and John Myles

Attachment - Maddison Street School Generated Traffic Congestion - 2 Photos



Maddison Street - Afternoon April 29 & October 29, 2019

I am submitting my letter to strongly oppose the Application for Variance made by GNS. This application was recently denied by the Board of Variance and cannot see how their decision can be overruled, otherwise why have a Board of Variance? While GNS is using COVID as their reason for needing portables they are currently located at their Beach Drive Campus. They already bus students back and forth from there so see no reason to ask for a permanent variance for a temporary situation. We believe it is a guise to build future permanent structures or use the portables to increase the student population without having to consult the neighbourhood. Last fall a petition opposing their rezoning plan was signed by 372 people living in our surrounding neighbourhood.

History with GNS has made us very wary of their intentions unfortunately. As far back as 2002, in their 5 Year Strategic Plan, they were to use Richmond Road as the main entrance to the school. It's now 2020 and that still hasn't happened. They use Maddison Avenue which is a People Priority Greenway. During the school year there are sometimes 4 vehicles, side by side at one time - school bus in the layby, vehicles going east and west, with another car parked letting off their child. Parents park in the "residents only" areas. Not much of a people priority street! It's certainly a situation where the neighbours don't need an increase in vehicle traffic, which would inevitably happen.

Regards

Shirley Edwards

Sent from my iPad

Hello,

I am writing as a concerned neighbour of GNS school in regards to their application to put five portable classrooms and a pre-fabricated tent gym on their property. As I understand it, they are stating that this request is due to concerns around COVID, but I believe their drawing is dated October of 2019. I believe that they are using COVID as an excuse to get this pushed through and that the real intent is to add more students to the school.

As a neighbour who bikes down Madison every day on my way to and from work, I can tell you that the amount of cars on that street has increased over the years. Even though many of us complain regularly to the school, they have not enforced the "No Idling" signs nor the "Residents Only" signs along Madison. I frequently see people parked in residents driveways, double parked, idling or parked in "Residents Only" spots, waiting for their child to come out of school. I would also like to point out that this a middle and senior school, not an elementary school. These children are perfectly capable of walking, biking or taking the bus on their own to get to school. The school had promised, when requesting permission for the field and theatre, that they would be funnelling the cars onto Richmond, but once completed, stated that the City of Victoria had told them that it wasn't safe for drop off. When approached, the City has said that is not the case. To be honest, this school has lost the trust of the neighbours with their previous actions, and I am very reticent to allow them any further expansion.

I would ask that this proposal not be approved, as it does not have the support of the neighbourhood.

Sincerely,

Kelly McLaren
933 Wilmer Street
Victoria, BC V8S 4B8

Dear Mayor and Council;

Re: Development Variance Permit Application DVP00248 from Glenlyon Norfolk School at 801 Bank St

We are writing to express our strong opposition to the nature of the this application. We understand that the school already made this request to the Board of Variance to advance this development variance permit and was denied on July 23, 2020.

Its frustrating to see that GNS has now repackaged the request for a development variance permit under the guise of CoVID-19 response planning because it has lost the ability to appeal the Board of Variance decision. The GNS letter dated August 19, 2020, to Mayor and Council states that it has "... received support from our adjacent neighbours" for this application. As the school owns numerous adjacent residential properties campus, these "adjacent neighbours" maybe tenants of the school. Changes to the campus greatly impact not only properties but the neighbourhood as a whole.

I can confirm that many of the campus neighbours want the City of Victoria to stop this campus growth. This fact should be evident in the letters that have come to both the Fairfield Gonzales Community Association Land Use Committee and the City of Victoria in regard to our neighbourhood's concerns respecting the unfettered expansion of the campus and this specific proposal.

Since 1999, we have been consistently disappointed in the meaningless community engagement exercises that GNS has undertaken in their efforts to expand their campus. Plans presented at community workshops, that are used to garner support, have been changed after receiving City of Victoria approval or have only been selectively implemented. The selective implementation has resulted in the decreased livability of our neighbourhood and has created unsafe congestion and traffic in our area. We have lost faith in the schools efforts to consult as the past has proven that the proposed plans do not represent the actual intent.

Over a long period of time, GNS has acquired residential properties adjacent to the original campus and have absorbed these residential lots into one consolidated foot print. Our quiet neighbourhood has suffered. Ironically, our local community pays a significant price in terms of livability to host students who largely come from outside of Victoria.

It may seem like we appear as disgruntled neighbours but I have to ensure you that our feelings have evolved because of a history of bad faith engagements with our community. We voiced our opposition at the Fairfield Gonzales Community Association CALUC meeting, whom we expect will forward a report to Council. We look to City of Victoria Council with the hopes that you will protect our neighbourhood.

Sincerely
Robert and Lori Simon
860 Maddison Street
Victoria, BC

Dear Mayor and Council,

As long-time residents of Maddison Street, we want to express our opposition to this latest application by GNS to obtain approval to place 5 modular classrooms and gym tent on their grounds. This issue was previously before the Board of Variance and was denied. The arguments put forth by GNS are the same, approval is needed so they will be able to meet the guidelines issued by the School Health and Safety Plan.

During these past weeks, Dr. Bonnie Henry, Minister Dix and Minister Fleming have provided the many options that schools will have in order to meet the safety protocols required to begin classes. There has never been any mention of installing modular classrooms, although there are schools with less space available than GNS.

While GNS states in their application support from adjacent neighbours, it should be noted that several of these properties are owned and rented out by GNS. Many residents of this neighbourhood believe that granting these variances to GNS will only lead to a further expansion of the school which we all know is their long-term goal.

Sincerely,

Jim and Darlene Bateman