

1

Collette Beggs

Subject: RE: Letter to Council - DVP 20-11 Variance

From: Stephen Knight [REDACTED]
Sent: September 4, 2020 12:18 PM
To: info west kelowna <info@westkelownacity.ca>
Subject: Letter to Council - DVP 20-11 Variance

Please see the attached letter for the September 8th Development Variance hearing for Green Bay Bible Camp.

Stephen Knight, CEO, Managing Partner

Sitings Realty Ltd.
650 W Georgia Street, Suite 1595
Vancouver, BC V6B 4N8
[REDACTED]



*Personal Real Estate Corporation. E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. *All measurements quoted herein are approximate.



To: City of West Kelowna
Development Services
2760 Cameron Road, West Kelowna BC V1Z 2T6
Attn: City Clerk, Mayor and Council

Re: Development Variance Permit (DP 20-11)

Dear Madame/Sirs

I am writing to express my vehement opposition to the Development Permit Proposal on the adjoining property, 1449 Green Bay Rd.

Our neighbour is proposing a new 1,000 square meter footprint building immediately across from my unit. This building will be built 10 ft from the property line and will be some 40 ft tall with 130 ft fronting the property line. The proponents are requesting a Development Variance. This building should not be 10 ft from the property line as it will substantially impact view and sunlight corridors. It also should not be 12.72 meters height for the same reason.

Furthermore, the neighbour has had no consultation with the owners at The Waterfront until last week when they revealed their plan. It is very contrary to good planning principals to put a 20,000 square foot capacity food hall immediately beside a residential property. I am told by the developer of our property that when our project was built, there were meetings with the neighbour and substantive changes were made to his plan for the development; one of which was setting our building back further from their property line.

I support the Green Bay Bible Camp's summer camp for kid's mission, the world needs more of these facilities for children. However, it would seem to me that the positioning of the proposed building is going to create ongoing problems with noise, smell, etc. They have for example, backed the loading bay up against our property. This will require trucks backing up to the loading bay with persistent beeping. There will also be garbage, that is very likely to cause smell. There will also be odors from their kitchen. On the east face (towards the lake) they are planning Nano doors. These will be open during meals and create a hum of noise toward our northern residents. All these issues are going to cause ongoing problems which are going to cause grief for West Kelowna's Bylaw enforcement and subsequent councils.

In our meeting with them last week, the camp director said that she was clear they were not going to change anything to do with this development plan.

In addition, I have issues with process. I did not receive my notice of Tuesday's meeting until Wednesday of this week. Another owner did not receive it until yesterday. Clearly this is not enough notice. In talking with the planner, he said due to the temporary council chambers and Covid, there would not be an opportunity for the public to speak on the development variance. Other Municipalities and Cities have arranged zoom calls for this purpose. I would ask that these proceedings be postponed until proper notice is given, and there is an ability for the public to speak to the Development Variance.

I would also ask that the development variance be denied and the council vote to make this a Development Permit area, which considers form and character of the buildings. I understand this will require an OCP amendment. At the very least, the applicant should be strongly encouraged to take a step backward and do proper consultation with their neighbours. If after consultation there is no other place for the building it should be considerably stepped back from the property line it abuts.



Stephen Knight

Unit 17 – 1457 Green Bay Rd.

West Kelowna B.C.



#2

Collette Beggs

Subject: RE: Green Bay Bible Camp - Notice of Development Variance Permit (DVP 20-11)

From: Ron Barron [REDACTED]

Sent: September 4, 2020 1:20 PM

To: Gord Milsom <Gord.Milsom@westkelownacity.ca>; Stephen Johnston <Stephen.Johnston@westkelownacity.ca>; Jayson Zilkie <Jayson.Zilkie@westkelownacity.ca>; Rick de Jong <rick.dejong@westkelownacity.ca>; Doug Findlater <Doug.Findlater@westkelownacity.ca>; Jason Friesen <Jason.Friesen@westkelownacity.ca>; Carol Zanon <Carol.Zanon@westkelownacity.ca>; Mark Koch <Mark.Koch@westkelownacity.ca>; Chris Oliver <Chris.Oliver@westkelownacity.ca>; info west kelowna <info@westkelownacity.ca>

Cc: Gerry Barron [REDACTED]; Tony Barron [REDACTED]

Subject: Green Bay Bible Camp - Notice of Development Variance Permit (DVP 20-11)

Good afternoon,

Please see attached letter regarding this application for your consideration.

I would ask this kindly be circulated to the appropriate planning staff as well.

Thank you.



Ronald M. Barron
Partner, Corporate, Bennett Jones LLP

4500 Bankers Hall East, 855 - 2nd Street SW, Calgary, AB, T2P 4K7
[REDACTED]

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<http://www.bennettjones.com/unsubscribe>

*Ron Barron, Gerry Barron & Tony Barron
Units 3 and 4, 1457 Green Bay Road
West Kelowna, BC V4T 3H6*

September 4, 2020

City of West Kelowna
Development Services
2760 Cameron Road
West Kelowna, BC V1Z 2T6

Attention: Mayor Gord Milson, Members of Council and Planners

Dear Sirs and Mesdames:

**Re: Green Bay Bible Camp, 1449 Green Bay Road, West Kelowna
DVP 20-11**

We are the owners of Units 3 and 4 at The Waterfront Resort Townhomes, immediately adjacent to the Green Bay Bible Camp (the "**Camp**"). By way of background, we have vacationed at Boucherie Beach Resort for 42 consecutive years and for the past 12 years have been owners at The Waterfront.

We are in receipt of the Notice for Development Variance Permit (DVP 20-11). As adjacent owners we are directly affected by this development proposal.

We admire the Camp and its many programs and while we also respect the right of the Camp to construct new and modern facilities, we have several concerns respecting this development proposal as follows:

1. This notice is the only notice that has been provided in respect of this very substantial proposal which involves the construction of a 22,850 square foot, three-storey commercial building in a residential community. We understand during camp sessions the proposed dining hall will accommodate up to 350 persons for meals three times per day. We are also advised construction is expected to begin this month. We only learned of this proposal two weeks ago from another owner at The Waterfront who only found out about the project inadvertently. The DVP sign erected by the Camp is in a discreet location situated away from the main entrance driveway and is not generally visible.
2. With respect to the requested height variance we have only been given one week to respond to an item that has been in progress for a significant period of time. We acknowledge that to the extent the requested variance may allow for mechanical equipment that would otherwise be situated outside to be installed within the building, the variance may be of benefit, but we have not been provided with any details in this regard.

3. We understand the Camp received its original development permit over a year ago. A consultant to the Camp acknowledged no steps were taken to inform any of the owners of The Waterfront of the details of this large project, which is shocking. We cannot believe that meetings and communications with immediate neighbours were not encouraged by the Camp's architect, consultants and City officials and considered by the Camp's board. Even if municipal bylaws do not require hearings or other consultations, to dismiss outright an affected neighbour in this manner is surprising and disappointing to say the least.
4. We acknowledge that immediately upon our learning of this proposal two weeks ago, the Executive Director of the Camp and one of its development consultants did meet on site with a few of our owners and provided some preliminary information. We have requested additional details. In our view, this application should be tabled and construction deferred until we have received and reviewed the requested information and have had a reasonable opportunity to meet and discuss matters with the Camp further.
5. This is a substantial commercial development that materially and adversely affects our residents. It is apparent upon a review of the proposed location, size, configuration and design of the dining hall that no consideration was given to the resulting impact on our property and residents. Some of our specific concerns relate to the following:
 - (a) the building will be constructed with the minimum side yard set-back (3.0m) immediately adjacent to private residences;
 - (b) the construction of the building in the proposed location will completely obstruct an existing major view corridor to the lake from our residences;
 - (c) while the three elevations of the building facing away from our property appear to incorporate interesting and pleasing design details, no such consideration was given to the façade of the building along our property line. The proposed metal siding and concrete panels are not appropriate in a residential community;
 - (d) of particular concern, no trees, landscaping, terracing and other softening measures are planned between our property and the building;
 - (e) no information has been provided as to what steps will be taken to mitigate the resulting noise from HVAC and other mechanical equipment, odours from the commercial kitchen, and the general nuisance created by the use of a large restaurant style facility with outdoor roof-top seating by up to 350 persons three times per day in the summer months some 30 feet from private homes;
 - (f) lighting from the building may adversely affect our residents during the evening hours and at night; and
 - (g) delivery and garbage trucks with annoying back-up alarms will frequently operate immediately adjacent to our property.

We respectfully request that the City delay approvals and the commencement of construction of the dining hall until our owners have had the opportunity to meet further with the Camp to consider

our reasonable concerns and that the City take an active role in resolving them. Our concerns could be addressed by:

- (a) the relocation of the building to another part of the site, or at the very least a greater side yard set-back, and the moving of the building at least 25 feet from its proposed location back from the lake;
- (b) reducing the height of the building;
- (c) preserving the existing trees between our property and the building, or planting a new substantial buffer of trees;
- (d) providing us with details of plans and specifications to address our concerns relating to noise, odours and lighting; and
- (e) the addition of residential design details to the elevation along our property line to lessen the impact of the building.

The Camp comprises a large property of approximately 10 acres. We respectfully submit that the relocation of this commercial building away from our residential property will not compromise the integrity of the proposed development, the operation of the Camp nor other plans the Camp may have for redevelopment in the future.

We are very concerned the dining hall will be a repeat of the insensitive construction by the Frind Winery of a very large building immediately adjacent to the Boucherie Beach Cottages, and wish to avoid a similar and unfortunate result of an incompatible commercial building being constructed immediately adjacent to residential uses. We are hopeful the City will be of assistance in this regard.

Thank you for your consideration. We would be pleased to discuss this matter with you at your convenience.

Yours truly,

Ron Barron

Gerry Barron

Tony Barron

Collette Beggs

From: Rob Chetner <[REDACTED]>
Sent: September 4, 2020 2:26 PM
To: Gord Milsom; Doug Findlater; Carol Zanon; Rick de Jong; Jayson Zilkie; Jason Friesen; Paul Gipps; Mark Koch; Chris Oliver; Jayden Riley; Rob Chetner
Subject: GBBC - GBBC. Neighbouring Waterfront owners, Concerns, Issues, Requests, etc,... per the newly proposed building.

Dear Mayor, Council and Planning Staff,

It is unfortunate that I need to be preparing and sending this letter to you and it is equally unfortunate that you need to take the time to (please and thank you) read and review this. I'd rather we all be focusing our time and efforts on the bigger picture of things - building a better and stronger community here, but these issues do arise, and when they do, they too need our time and attention.

Please read through the email string below this ([in Blue](#)), as it will provide you with a much more in-depth and thorough picture of our collective issues and concerns.

As many of you are aware I am the developer and an owner of the Waterfront Townhome Community (c.2008/09) immediately adjacent to the Green Bay Bible Camp. Our community was just very recently apprised of the significant plans that our immediate neighbours, GBBC, are about to plan to commence with construction - of a very large building immediately (less than 10 feet) from our property. From what we have seen thus far, there appears to be a huge disconnect here between the compatibility of uses (residential and commercial) and the complete and total disregard to engage any of us owners/neighbours throughout their apparent 3 year history of planning this. We now find ourselves in the unfortunate position of having to deal with all of the negative and significantly impactful conditions and ramifications that this building will inflict upon us, on a last minute and rushed basis. These include:

- Height - its a very large building with tall walls directly adjacent to us.
- Views - our views will be significantly blocked. While we appreciate we do not "own" the views, it would be nice if consideration was given to this.
- Overlook - it appears as though there will be much direct overlook here in this regard, especially with their 150 seat 2nd floor patio/dining deck - looking right into our community and homes, all from 10 feet away!
- Noise. What is being done to address this?
- Proximity. Not seemingly compatible with the 2 uses.
- Set-backs. With 11.5 acres of land, why can't they situate this further away from our residential community. It certainly won't adversely affect them in our opinion,
- Terracing. They could terrace the facade of the building facing us.
- Landscape Buffer. There is nothing proposed here.
- Fumes & odours. How are these being addressed - or simply dumped out "back" directly into our community?
- Garbage. How will this be dealt with?
- Recycling. How will this be dealt with?
- Deliveries. How will this be dealt with?
- Light pollution. Whats the plan here?

- Shadows - why no shadow study analysis? ALL other similar such developments would have to prepare and provide this.
- Decreased desirability, privacy and a real, direct and meaningful impact upon our property values.

As a collective community, I feel it is safe to say, that none of us are in opposition in any way, to this building in concept, size, height, etc,... **BUT**, we are in opposition to where it is being proposed to be located and all of the resulting negative affects that it will undoubtedly cast upon us.

We realize and appreciate that we are told that the building as proposed, complies with the existing zoning and local building regulations, but that does not mean that it is the right thing to do here. In fact, we suggest that perhaps these rules and regulations are perhaps outdated and not applicable or appropriate to a condition/situation such as this. As such, we are hoping that you will please consider asking staff to "table" this project for the time being until all parties (GBBC & Waterfront Owners) are able to properly meet, discuss, become appraised and aware of the plans and of the resulting concerns and collaborate together towards an amicable solution that will work for everyone, thus ensuring a great neighbourly relationship for years to come. We certainly do not want to impede what the camp is proposing - but we also would appreciate being properly and thoroughly apprised of their plans to ensure that what is good for them does not simply result in what is bad for us. As we can all attest to, win-win is always better than win-lose. Sorry this is so last minute, lengthy and falling upon the long weekend, but,... Thank you for your assistance in this regard.

Respectfully,
Rob Chetner



ROB CHETNER PARTNER



1754 West 3rd Avenue, Vancouver,
British Columbia, Canada V6J 1K4



eagleviewheights.com

September 04, 2020

Attn: Jenn Koop and the entire Board of Directors for the Green Bay Bible Camp.

Re: Concerns regarding your proposed Building and Opposition to its location and the lack of discussion and disregard to your neighbours.

It is with much disappointment that I find myself writing this letter to all of you. I am an owner of a home in the Waterfront Townhouse Community immediately adjacent to both your camp and to the exact location that you have proposed to build your new and large dining hall. I am also a member of our strata council, the developer of both this and the Boucherie Beach communities and an active developer and community builder - within the City of West Kelowna. As you know, we (residents) were recently and coincidentally (ie: not intentionally) apprised of your proposed new building just a few weeks ago. We reached out to you and were

initially directed to speak with Jordan Hettinga. We met with Jordan as soon as he could meet with us and he shared some information about your proposed new building. Needless to say, all of us owners here were shocked, surprised and extremely disappointed with what we quickly learned.

First and foremost - I wish to clearly state that I don't believe that any of the owners and neighbours here at the Waterfront are opposed or against the notion of what you are proposing, but we are completely opposed to where you are proposing to build this building, the manner in which you have gone about the planning process and the total disregard and complete absence of any dialogue, discussion or consultation with any of us, your immediate and only neighbours who will be significantly and adversely affected, in so many ways, by the placement of this building. We all love the Camp and being neighbours with you, but this is a big slap in the face to us!

For the record, when we were planning the development of our community, I personally met with the then Director of the Camp and several of the various then, Board members to share, review and discuss our proposed plans. These discussions and meetings led us to incorporate many design related decisions and changes - all along the way, that to the best of our abilities, enabled us to address any concerns or issues that you (the GBBC) shared with us as being concerns with respect to how they could negatively effect and impact you, the Camp and your operations - as you envisioned. We did our best to accommodate these concerns as shared - through our design and placement of our buildings and our dock, our setbacks, our over-look, etc,... We reached out to you. We listened and shared in a constructive manner and arrived upon mutually acceptable design conditions that we implemented and incorporated. For the record, we did this because we could and because we wanted to - not because we had to!

We realize and appreciate that it takes a team of many committed, dedicated and experienced volunteers to direct and guide an organization like this - to ensure its continued success and on-going operations. Most of us owners/neighbours are also involved in a vast variety of similar such volunteer undertakings and appreciate what it takes to get things like this done. That said, with all of the experienced individuals helping to guide this process, how is it that none of them had the foresight or insight, to reach out and engage us in early discussions, in this regard?

It has been shared with us that your decision to place this building where it is was based on what was "right for you". Great, but in so doing - you have created a situation that is "wrong for us". It may work for you, but it clearly doesn't work for us. **The use and scale of the building as proposed and in particular, its proposed placement and location - is clearly incompatible with the immediately adjacent, residential use.** While it may be a permissible use and design, as per the existing municipal guidelines, this DOES NOT make it the right thing to do - here!

You have an 11.5 acre property that can accommodate buildings all over the place. Why did you select to design and build the largest building that you will ever likely build here on this property - less than 10 feet from our property, with a solid and unattractive wall of approximately 40 feet in height, with your garbage and recycling and exhaust and fumes all being located and pushed directly into our face? I defy any of you, to, with a clear conscience, come here and agree that any of you would not be extremely disappointed, upset, concerned and opposed,... with what you are proposing to do here. I reiterate, we are NOT at all opposed to what you are proposing to build, the use, the size or even the height. Simply, we are outright opposed to where it has been proposed to be built and the complete and total lack of any communication, thought or consideration given to how this will so negatively impact us - especially with an 11.5 acre property from which you can use and build upon.

Without knowing or having a clear picture of your plans, we can't understand why or how this building is not be located 30 or 40 feet from our property and with a proper screen and buffer to us, given its commercial use

and sheer size. A larger set-back, some terracing, a significant (landscape) screen, would be a huge design consideration that would likely alleviate many of the concerns and issues that we have.

Just because you “can” doesn’t mean you should!

In talking with some of your members and campers, and in keeping with what you say on your own website, your actions here do not appear to be consistent with your words or with your vision and overall philosophy of being a good neighbour and promoting being an active and responsible member of your very own community.

All of the owners here at the Waterfront who met with Jordan shared their common impression and feeling that he implied that the approach taken was to push this thru and do what was best for and within the rights of the GBBC. We felt that he paid us lip-service and truly did not care about the impact nor the effect that your proposed building will undoubtedly have on us.

Jenn, you connected me with Fred Dodds who we were told is an active camp board member and the head of the building committee. I immediately reached out to him and we had one initial long discussion. I asked him (as we asked you - Jenn and we also asked Jordan, several times,...) to share with us, your plans, more details, the overall master plan and vision for the camp,... anything that could assist us in providing us with a better and clearer picture. We have still received nothing, from anyone. We have been told that you would share this and that you would get us more information. We have also been told that you don't have final plans or details - yet, you are also telling us that construction is going to start in September. It appears as though you are not being forthcoming and open with your plans here. Fred was going to get back to me and share more info, but he has not provided me with anything meaningful or a reply to my recent calls, aside from a text message saying that the project is “on hold” - until the City meeting on September the 08th. This is not right as we know exactly what the intent of this meeting is - obtaining approval for your DP amendment. Why would you guys not deal with and address this, in advance? We were just recently made aware of this City meeting (yesterday) and his response is clearly trying to defer dealing with this until after the City Council DP amendment meeting. This does not feel right.

I asked Fred to connect us with the folks that are driving this process, but we have not been connected. I asked you, Jordan and Fred to please provide us with accurate Architectural drawings indicating exactly where the proposed building will be located on your property and in exact and to-scale relationship to all of our adjacent buildings. We have not seen this yet, either. We asked to see your shadow analysis and impact studies - as they relate to our properties. Nothing yet here. I asked to talk with the architect who should have been much more aware of these issues, but have not been connected. It is not fair to put this on us because you believe you can - and keep us totally in the dark as you are.

As a Board and as Directors, while you may feel that you are doing your best and the right thing for the Camp, you have overlooked and ignored what might also be best and right - for your immediate neighbours. With all due respect, we don't just want lip-service, which is what we have received so far. Apologies for not thinking about reaching out and meeting with us, talking with us and discussing how this might affect and impact us - is not good enough. Telling us that you have over 2,000 people on your mailing list who have been apprised and involved in this planing process for the past 3 years is not good enough, when you didn't think to reach out and include your 20 adjacent neighbours too. Telling us that you think that our caretaker was aware of these plans, doesn't help either. The significant and negative impacts that your collective decisions and actions may result in will be long lasting and most damaging to us. Please consider this. How would you all like to be treated if the shoe was on the other foot here?

We want to meet, and discuss this on an honest, open and forthcoming basis. We want to support and encourage you - as a camp to continue to grow and flourish, succeed and operate - while being the good

neighbours to us, as we are and have been to you. We want you to understand and consider that what you feel might be best for the camp - may be short sighted and not best for us. We want you to do the right thing as opposed to doing the things that you want to do, simply because you feel you can. We want you to understand and see things from our perspective - as owners - as if you too were owners, and then ask yourselves if you would still feel comfortable with what you are proposing to do, here, in this location.

Respectfully,

Rob Chetner
Owner / Developer

>> Jenn, per our requests, as we have still not yet been provided with anyone's email addresses, contacts, etc,... I am asking that you please send and share this with ALL of your GBBC Board Members ASAP.

Begin forwarded message:

From: Rob Chetner <[REDACTED]>
Subject: Re: GBBC
Date: August 26, 2020 at 9:59:03 PM PDT
To: "Jenn Koop Green Bay Bible Camp, Director" <[REDACTED]>

Thanks Jenn. Yes - we've traded calls and will connect tomorrow. Stay tuned and thanks for meeting.

Cheers,
Rob



ROB CHETNER PARTNER



1754 West 3rd Avenue, Vancouver,
British Columbia, Canada V6J 1K4



eagleviewheights.com


On Aug 26, 2020, at 6:49 PM, Jenn Koop <[REDACTED]> wrote:

Good Evening Rob,

Great to meet you today. I wanted to let you know I have passed on your information to Fred Dodd. I know he has reached out to connect with you via phone, and so hopefully the two of you are able to chat soon.

Thanks again,

Jenn Koop
Grow Connect Serve Lead
www.greenbay.bc.ca



From: Jenny Mohr
To: Jayden Riley; info west kelowna
Subject: Fw: DVP 20-11
Date: September 5, 2020 4:33:16 PM

2nd delivery attempt

----- Forwarded Message -----

From: Jenny Mohr <[REDACTED]>
To: jayden.riley@westkelownacity.ca <jayden.riley@westkelownacity.ca>; info@westkelownacity.ca <info@westkelownacity.ca>
Sent: Friday, September 4, 2020, 08:37:23 p.m. CDT
Subject: DVP 20-11

Attn: City Clerk/Jayden Riley

Photos attached. reduced by one for 2nd attempt

Further to my telephone call of this afternoon, re DVP 20-11 I confirm that I (and a few of the other tenants on the B side of the Green Bay Mobile Home Park) have grave concerns about the further restriction of ingress/egress to our homes caused by the fencing of the Lands comprising the property subject of this application ("Subject Lands").

As indicated, the loss of access over the channel bridge, which was reconstructed and now services only the Green Bay Landing Strata KAS2778, left us with a single vehicle width dead end laneway for entrance and exit to our homes, but with room to "budge over" if necessary onto the boulevard in emergency situations. The new bridge area was achieved only by way of easement over a portion of the mobile home park lands. Sadly, no thought was given to providing our park continued access over that bridge or easement access across a portion of these Subject Lands. If memory serves, the volunteer fire department's comments to Regional District at that time were along the lines that many such dangerous circumstances existed in the nearby mobile parks located on first nations lands and elsewhere throughout the province. Ultimately, the Approving Officer declined our solicitor request to withhold strata subdivision approval.

Prior to the campground development into bare land Strata, the old bridge and our laneway served the Green Bay point residents' access needs during the floods of the mid and late 1990s while the road was under water, as well as during a later Green Bay gas leak scare. When the Bible Camp was

connected to sewer, the B side mobile home owners were inconvenienced to accommodate that, and later when mobile home park sewer and water were re-constructed, the Camp was as accommodating as possible to park tenants. When the bridge was dismantled for channel widening and shoring, and the campground area was being prepped for servicing and survey, heavy machinery and trucks hauling gravel and fill traversed our narrow park laneway from 6:30am to 7pm often 7 days a week. When the Strata Developer later disrupted the Bible Camp's access to attend to its development's utility servicing along Green Bay Road, our little laneway then again served the access needs of the Camp.

Now a fence is being constructed along the property line between the Subject Lands and our park, which not only eliminates the ability to "budge over" but effectively severs any future cooperative access needs AND the ability for residents to flee on foot in event of fire occurring at a unit sitting even one door north of 2B through 17B of 1375 Green Bay Rd. It would also endanger the lives of emergency responders to the scene.

To allow this would be tantamount to giving construction approval for a multiple unit building designed with hallway corridor access only, with one entrance, with no emergency exit, and with no fire escapes. Please consider how you might feel if your loved ones were boxed into an unsafe situation in this fashion, and do what you can to ensure matters for park tenants and guests are not allowed to further deteriorate.







