

**12TH REPORT OF THE**  
**PLANNING AND ENVIRONMENT COMMITTEE**

Meeting held on May 19, 2015, commencing at 4:03 PM, in the Council Chambers, Second Floor, London City Hall.

**PRESENT:** Councillor P. Hubert (Chair) and Councillors M. Cassidy, J. Helmer, P. Squire and S. Turner and H. Lysynski (Secretary).

**ALSO PRESENT:** Councillors A. Hopkins, J. Morgan, V. Ridley, H.L. Usher, M. van Holst and J. Zaifman and J. Adema, G. Barrett, J. Braam, P. Christiaans, E. Conway, M. Davis, B. Debbert, J. Devito, M. Elmadhoon, J.M. Fleming, S. Galloway, T. Grawey, M. Henderson, G. Kotsifas, E. Lalande, A. MacLean, A. Macpherson, N. Pasato, L. Pompilii, J. Ramsay, C. Saunders, S. Spring, J. Stanford, M. Tomazincic, T. Wellhauser, J. Yanchula and P. Yeoman.

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**I. CALL TO ORDER**

1. That it BE NOTED that no pecuniary interests were disclosed.

**II. CONSENT ITEMS**

2. 5th Report of the Advisory Committee on the Environment

That the 5th Report of the Advisory Committee on the Environment from its meeting held on May 6, 2015, BE RECEIVED.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

3. Development Charges Grant Program for Downtown & Old East Village Community Improvement Plan Areas

That, on the recommendation of the Managing Director, Planning and City Planner and the Managing Director, Corporate Services and City Treasurer, Chief Financial Officer, the following actions be taken with respect to the Program Guidelines for the Downtown and Old East Village Residential Development Charges Grant Program and the Downtown and Old East Village Community Improvement Plans:

- a) the Program Guidelines for the Downtown and Old East Village Residential Development Charges Grant program, as appended to the staff report dated May 19, 2015, BE APPROVED; and,
- b) the proposed by-laws, as appended to the staff report dated May 19, 2015, amending the Downtown and Old East Village Community Improvement Plans, BE INTRODUCED at the Municipal Council meeting to be held on May 26, 2015; it being noted that the by-law amendments provide for the Development Charge grant program (replacing the former DC exemption in the Development Charges By-law). (2015-F11A)

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

4. Property located at 1285 Western Road (H-8480)

That, on the recommendation of the Senior Planner, Development Services, based on the application of Brescia University College, relating to the property located at 1285 Western Road, the proposed by-law, as appended to the staff report dated May 19, 2015, BE INTRODUCED at the Municipal Council meeting to be held on May 26, 2015, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Regional Facility Special Provision (h-143\*RF (12) Zone TO a Regional

Facility Special Provision (RF (12)) Zone to remove the h-143 holding provision. (2015-D09)

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

5. Property located at 1166 Hamilton Road (H-8237)

That, on the recommendation of the Planner II, Development Planning, based on the application of Sifton Properties Limited, relating to the property located at 1166 Hamilton Road, the proposed by-law, as appended to the staff report dated May 19, 2015, BE INTRODUCED at the Municipal Council meeting to be held on May 26, 2015, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM a Holding Residential R7/Residential R9 (h-5\*R7\*D100\*H20/R9-1\*H20) Zone TO a Residential R7/Residential R9 (R7\*D100\*H20/R9-1\*H20) Zone to remove the h-5 holding provision. (2015-D09)

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

6. Vista Woods Estates Subdivision - Special Provisions (39T-03505)

That, on the recommendation of the Manager, Development Services, the following actions be taken with respect to entering into a subdivision agreement between The Corporation of the City of London and Vista Wood Estates Limited for the subdivision of land over Part of Lot 21, Concession 5, (Geographic Township of London), City of London, County of Middlesex, situated on the north side of Fanshawe Park Road West, north of Medway Park Drive:

- a) the Special Provisions, as appended to the staff report dated May 19, 2015, to be contained in a Subdivision Agreement between The Corporation of the City of London and Vista Wood Estates Limited for the Vista Wood Estates Subdivision (39T-03505-2) BE APPROVED;
- b) the financing for this project BE APPROVED in accordance with the "Relates Costs and Revenues" appended to the staff report, dated May 19, 2015, as Schedule "B";
- c) the financing for this project BE APPROVED in accordance with the "Sources of Financing" appended to the staff report, dated May 19, 2015, as Schedule "A"; and,
- d) the Mayor and the City Clerk BE AUTHORIZED to execute this Agreement, any amending agreements and all documents required to fulfill its conditions. (2015-D12)

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

### III. SCHEDULED ITEMS

7. Properties located at 941, 943 and 945 Hamilton Road (Z-8457)

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of RioCan Real Estate Investment Trust, relating to the properties located at 941, 943 and 945 Hamilton Road, the proposed by-law, as appended to the staff report dated May 19, 2015, BE INTRODUCED at the Municipal Council meeting to be held on May 26, 2015, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM an Arterial Commercial (AC4) Zone TO an Arterial Commercial Special Provision (AC4(\_)) Zone;

it being noted that if there is a future application on this site, the Municipal Council is opposed to direct vehicular traffic from the plaza to Giles Street;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions in connection therewith. (2015-D09)

Voting Record:

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

8. Property located at 3243 Manning Drive (Z-8473)

That, on the recommendation of the Managing Director, Planning and City Planner, with respect to the application of The Corporation of City of London, relating to the property located at 3243 Manning Drive, the proposed by-law, as appended to the staff report dated May 19, 2015, BE INTRODUCED at the Municipal Council meeting to be held on May 26, 2015, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject property FROM an Agricultural (AG2) Zone TO a Holding Agricultural Special Provision (h-18\*h-89\*AG2( )) Zone;

it being pointed out that at the public participation meeting associated with this matter, the individual indicated on the attached public participation meeting record made an oral submission in connection therewith. (2015-D09)

Voting Record:

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

9. Properties located at 690, 696, 698, and 700 King Street, 372 Lyle Street and 701 and 729 Dundas Street (Z-8543)

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of East Village Investments Ltd., relating to the properties located at 690 696, 698, 700 King Street, 372 Lyle Street and 701 and 729 Dundas Street:

- a) the attached, revised, proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on May 26, 2015, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to:
- i) change the Zoning of the subject properties FROM a Business District Commercial (BDC•D160•H36) Zone and a Business District Commercial Special Provision Bonus (BDC(24)•D160•H36•B-10) Zone TO a Business District Commercial Special Provision Bonus (BDC(24) •D160•H36•B-( )) Zone; and,
  - ii) DELETE Section 4.3(4)(j) Bonus Zone B-10 of the Site Specific Bonus Provisions;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
- i) inclusion of a temporary amenity area or a pedestrian connection over 701 Dundas Street to provide activity to the public interface along Dundas Street;
  - ii) provision of a secure bicycle rack in a public area for visitor's bicycles;
  - iii) inclusion of an 'extensive' green roof system given that the large roof area of the base building is not for common use but has high visibility for some residents of the proposed building and adjacent high-rise and will provide an aesthetic quality, insulation value and contribution to storm water management within the area;
  - iv) increasing the height of the proposed row of trees/planters at the main entrance off Lyle Street to be at least 2m in height or wind screens 70% to 80% solid at the same height to deal with higher than desired wind conditions and the inclusion of additional tall trees, planters or screening along other areas around the perimeter of the site; and,
  - v) providing additional off-site amenity areas for dogs specifically on the undeveloped lands located along Hewitt Street;
- c) the Civic Administration BE DIRECTED to advance the Capital Works Budget for the lifecycle replacement of sewer and other infrastructure works on English Street between Princess Street and Dundas Street, tentatively scheduled for 2020 to support the proposed development, if required;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions in connection therewith. (2015-D09)

Voting Record:

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

10. Properties located on a portion of 3105 Bostwick Road and Block 172, 33M-562, Talbot Village Phases 5 and 6 (39T-14506/Z-8436)

That, on the recommendation of the Senior Planner, Development Planning, the following actions be taken with respect to the Draft Plan of Subdivision and Zoning By-law amendment applications relating to a portion of 3105 Bostwick Road and Block 172, 33M-562, located on the north side of Pack Road, west of Bostwick Road, (legally described as Part of Lot 76, Concession east of the North Branch of Talbot Road, Geographic Township of Westminster), and all of Block 172, Plan 33M-562:

- a) the proposed by-law, as appended to the staff report dated May 19, 2015, BE INTRODUCED at the Municipal Council meeting to be held on May 26, 2015, to amend the Official Plan to add Street B as a Secondary Collector on Schedule "C" – Transportation Corridor;
- b) the proposed by-law, as appended to the staff report dated May 19, 2015, BE INTRODUCED at the Municipal Council meeting to be held on May 26, 2015, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands FROM an Urban Reserve (UR3) Zone TO a Holding Residential R2 Special Provision (h-100•R2-4(\*) Zone, to permit single detached dwellings with a minimum lot area of 450 m<sup>2</sup> and minimum lot frontage of 15m, semi-detached dwellings with a minimum lot area of 600m<sup>2</sup> (280m<sup>2</sup>) and minimum lot frontage of 18.0m (8.5m) and duplex dwellings with a minimum lot area of 600 m<sup>2</sup> and a minimum lot frontage of 15.0m, with a special provision for a reduced front yard setback of 3.0m to the house and 5.5m to the garage from a collector or local road, a minimum interior side yard depth of 1.2m, except where no garage is attached to the dwelling, one side will be 3.0m, and a maximum lot coverage of 45%, except that any unenclosed porch shall not be included in the calculation of lot coverage; a Neighbourhood Facility (NF1) Zone, which permits places of worship, elementary schools, day care centres, community centres, libraries, private schools, fire stations, private clubs and police stations as the main permitted uses; and an Open Space (OS1) Zone, which permits conservation lands, conservation works, cultivation of land for agricultural/horticultural purposes, golf courses, private and public parks, recreational buildings associated with conservation lands and public parks, campgrounds and managed forest as the main permitted uses;

it being noted that the following holding provisions have also been applied:

- (h) holding provision - to ensure that there is orderly development through the execution of a subdivision agreement; and,
  - (h-100) - to ensure there is adequate water service and appropriate access, a looped watermain system must be constructed and a second public access must be available;
- c) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property FROM an Urban Reserve (UR3) Zone TO a Residential R2 Special Provision (R2-1(13)) Zone, to permit single detached dwellings with a minimum lot frontage of 9.0m and a minimum lot area of 250 m<sup>2</sup>; semi-detached dwellings with a minimum lot frontage of 18.0m (8.5m) and a minimum lot area of 430 m<sup>2</sup>, (200 m<sup>2</sup>); duplex dwellings with a minimum lot frontage of 12.0m and a minimum lot area of 430 m<sup>2</sup>; and converted dwellings with a minimum lot frontage of 10.5m and a minimum lot area of 430 m<sup>2</sup>; it being noted that the special provisions would permit front and exterior side yard depth minimum – 4.5m from main building, 6.0m from garage; interior side yard depth minimum - 1.2m, except that where no private garage is attached to the dwelling, one side shall be 3.0m; interior side yard depth minimum for zero lot line dwellings where no garage is provided - 3.2 m; Lot coverage maximum – 45 %, except that any unenclosed porch shall not be included in the calculation of lot coverage, BE REFUSED for the following reasons:
    - the requested zone would not appropriately implement the proposed lot structure submitted by the applicant, which shows

- lots with lot frontages greater than 14m; and,  
the recommended R2-4 Special Provision Zone variation more appropriately reflects the proposed lot sizes;
- d) the Approval Authority BE ADVISED that there were no issues raised at the public participation meeting of the Planning and Environment Committee with respect to the application for draft plan of subdivision of Zelinka Priamo Limited, relating to a portion of the property located at 3105 Bostwick Road, and Block 172, 33M-562;
- e) the Approval Authority BE ADVISED that the Municipal Council supports issuing draft approval of the proposed plan of residential subdivision, submitted by Zelinka Priamo Limited, (File No. 39T-14506), prepared by Zelinka Priamo Limited, drawing No. SPE/LON/12-02, as red-line amended, which shows 244 single detached lots, 1 school block, 1 park block, 1 road widening, and 2 - 0.3 m reserves, all served by the extension of Old Garrison Boulevard (a secondary collector), 2 secondary collectors and 8 new local streets, SUBJECT TO the conditions contained in Appendix "C", as appended to the staff report dated May 19, 2015;
- f) the financing for this project BE APPROVED in accordance with the "Relates Costs and Revenues" appended to the staff report, dated May 19, 2015, as Appendix "D";
- g) the Urban Design Guidelines for the North Talbot Community Plan BE AMENDED to include these lands to ensure that the development is consistent with adjacent development within the North Talbot Community; and,
- h) the Civic Administration BE DIRECTED to review the alternative design standards, squareabouts, open space connections/walkways, road allowance widths and school block locations within the North Talbot Community Plan to determine if any changes shall be considered and report back at a future meeting of Planning and Environment Committee;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions in connection therewith. (2015-D09)

Voting Record:

Motion Passed

YEAS: P. Hubert, M. Cassidy, P. Squire, S. Turner (4)

NAYS: J. Helmer (1)

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

11. Property located at 165 Elmwood Avenue East (SP15-011783) (OZ-8464)

That, on the recommendation of the Managing Director, Planning and City Planner and the Manager, Development Services and Planning Liaison, the following actions be taken with the property located at 165 Elmwood Avenue East:

- a) the proposed by-law, as appended to the staff report dated May 19, 2015, BE INTRODUCED at the Municipal Council meeting to be held on May 26, 2015, to amend the Official Plan BY ADDING a specific policy to Section 10.1.3 – Policies for Specific Areas; and,
- b) the proposed by-law, as appended to the staff report dated May 19, 2015, BE INTRODUCED at the Municipal Council meeting to be held on May 26, 2015, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part a), above), to change the zoning of the subject property FROM a Heritage/Office (HER/OF) Zone TO a Heritage Special Provision/Office Special Provision (HER( )/OF( )) Zone;
- c) the Approval Authority BE ADVISED that, at the public participation meeting of the Planning and Environment Committee held with respect to the application for Site Plan approval to permit an expansion to the Normal School and site improvements generally as illustrated on Schedule 'A', as appended to the staff report dated May 19, 2015, issues were raised with respect to the:
  - i) increase in traffic;
  - ii) possibility of an entrance and exit on Wortley Road;
  - iii) parking at the building;
  - iv) possibility of providing hedges between the parking lot and the green space;
  - v) possibility of making the one-way street a two-way street;
  - vi) implementation of traffic calming measures;
  - vii) keeping of trees near the children's playground; and,
  - viii) surface of the parking lot be environmentally friendly;
- d) the Approval Authority BE ADVISED that the Municipal Council supports the Site Plan application; and,
- e) the Civic Administration BE DIRECTED to review and report back to a future Planning and Environment Committee regarding traffic flow in the immediate vicinity of the Normal School and Village Green and provide advice to improve safety and mitigate traffic volume where possible;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions in connection therewith. (2015-D11/D09)

Voting Record:

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

Motion to recess at 7:05 PM.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

12. Property located at 1653 Richmond Street - Site Plan (SP15-011783)

That on the recommendation of the Manager, Development Services and Planning Liaison, the following actions be taken with respect to the site plan approval application by Richmond Medical Centre Inc., relating to the property located at 1653 Richmond Street:

- a) the Approval Authority BE ADVISED that there were no issues raised at the public participation meeting of the Planning and Environment Committee with respect to the application for Site Plan approval to permit the construction of a four (4) storey mixed use building containing 430 square metres of medical offices and nine (9) apartment units; and,
- b) the Approval Authority BE ADVISED that the Municipal Council supports the Site Plan application;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions in connection therewith. (2015-D11)

Voting Record:

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

13. Properties located at 1631, 1635, 1639, 1643 and 1649 Richmond Street - Site Plan (SP15-011562)

That on the recommendation of the Manager, Development Services & Planning Liaison, the following actions be taken with respect to the site plan approval application by 1635 Richmond (London) Corporation Rise Real Estate Inc. relating to the properties located at 1631, 1635, 1639, 1643 and 1649 Richmond Street:

- a) the Approval Authority BE ADVISED that, at the public participation meeting of the Planning and Environment Committee held with respect to the application for Site Plan approval to permit the construction of a two apartment buildings with 242 residential units, each six storeys in height and 18 townhouse units in five blocks, issues were raised with respect to the:
  - i) potential negative impact on property values in the surrounding neighbourhoods and on the neighbourhood school; and,
  - ii) the design of the proposed buildings;
- b) the Approval Authority BE ADVISED that the Municipal Council supports the Site Plan application;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions in connection therewith. (2015-D11)



Voting Record:

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, S. Turner (4)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

14. Property located at 164 Sherwood Forest Square - Site Plan (SP15-004713)

That on the recommendation of the Manager, Development Services & Planning Liaison, the following actions BE TAKEN with respect to the site plan approval application relating to the property located at 164 Sherwood Forest Square:

- a) the Approval Authority BE ADVISED that, at the public participation meeting of the Planning and Environment Committee held with respect to the application for Site Plan approval to permit the construction of six, four storey apartment buildings with a total of 147 residential units and offsite site improvements to Sherwood Forest Square, issues were raised with respect to the:
  - i) increase in the traffic and resulting safety concerns;
  - ii) determining whether or not Sherwood Forest Square is the appropriate street access to the property;
  - iii) students' safety concerns; and,
  - iv) storm sewer capacity;
- b) the Approval Authority BE ADVISED that the Municipal Council supports the Site Plan application;

it being noted that the Planning and Environment Committee reviewed and received a communication dated April 22, 2015, from P. and B. Southern, 17-122 Sherwood Forest Square, with respect to this matter;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions in connection therewith. (2015-D11)

Voting Record:

Motion Passed

YEAS: P. Hubert, J. Helmer, S. Turner (3)

NAYS: M. Cassidy, P. Squire (2)

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, S. Turner (4)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

#### 15. Great Near Campus Neighbourhood Strategy Review - Terms of Reference

That, on the recommendation of the Director, Planning and City Planner, the Terms of Reference for the Great Near Campus Neighbourhoods Strategy Review, as appended to the staff report dated May 19, 2015, BE APPROVED; it being noted that Section 3.1 BE AMENDED to include the 2001 Census year data;

it being further noted that the Planning and Environment Committee reviewed and received the communications with respect to this matter:

- a communication dated April 1, 2015 from P. Beechey, by e-mail;
- a communication dated May 7, 2015 from M. Leonard, by e-mail; and,
- a communication dated April 10, 2015 from D. Bartlett, London Neighbourhood Community Association Inc.;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions in connection therewith. (2015-D09)

Voting Record:

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

Motion to open the public participation meeting.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

Motion to close the public participation meeting.

Motion Passed

YEAS: P. Hubert, M. Cassidy, J. Helmer, P. Squire, S. Turner (5)

#### **IV. ITEMS FOR DIRECTION**

None.

#### **V. DEFERRED MATTERS/ADDITIONAL BUSINESS**

None.

#### **VI. ADJOURNMENT**

The meeting adjourned at 10:40 PM.