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File: Z-8005
Planner: C. Smith

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING DIRECTOR, LAND USE PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: UNITED CHURCH COUNCIL OF MIDDLESEX PRESBYTERY 1461 HURON STREET PUBLIC PARTICIPATION MEETING ON MARCH 26, 2012

RECOMMENDATION

That, on the recommendation of the Director, Land Use Planning and City Planner, the following actions be taken with respect to the application of United Church Council of Middlesex Presbytery relating to the property located at 1461 Huron Street, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on April 10, 2012, to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** a Holding Neighbourhood Facility Special Provision (h*NF (2)) Zone which permits a church or elementary school **TO** a Holding Neighbourhood Facility Special Provision/Residential R8 Bonus (h*h-5*NF (2)/R8-4*B-()) Zone to permit the above listed use and an apartment building with a density of 81 units/ha (25 units) and maximum height of 13 metres (3 storeys) and a public site plan meeting be held. The bonusing provision would permit a density on the site of 81 units per hectare, in return for the provision of affordable housing units in accordance with Section 12.2.2 of the Official Plan, and to ensure the following urban design features:

- site the building in general alignment with property lines and prevailing setbacks of adjacent buildings;
- provide landscaping which:
 - incorporates a hard surface forecourt with fixed seating that defines the building's main entrance and corner lot location;
 - integrates stone salvaged from the demolished church;
 - defines private outdoor amenity areas with hard surfaced terraces and fence-wall privacy screens for all at-grade residential units;
 - minimizes the need for extensive watering;
- provide a building which:
 - clearly expresses a base, middle, and top (roof) on all elevations, predominantly using masonry materials;
 - uses variations in massing, materials, scaling and architectural features to identify the north façade and entrance as the front of the building and the south façade and entrance as a service egress; and
 - employs ample glazing to distinguish stairwell forms from the residential units and maximize visibility for security purposes.

IT BEING NOTED that site plan approval is required and the bonus provisions of the attached by-law will be implemented through a development agreement between the City and the applicant.

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<p style="text-align: center;">LOCATION MAP</p> <p>Subject Site: 1461 Huron St Applicant: United Church Council Of Middlesex Presbytery File Number: Z-8005 Planner: Craig Smith Created By: Craig Smith Date: 2012-01-16 Scale: 1:2500</p>	<p style="text-align: center;">LEGEND</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">■</td> <td>Subject Site</td> </tr> <tr> <td style="width: 20px; text-align: center;">■</td> <td>Parks</td> </tr> <tr> <td style="width: 20px; text-align: center;">▨</td> <td>Assessment Parcels</td> </tr> <tr> <td style="width: 20px; text-align: center;">■</td> <td>Buildings</td> </tr> <tr> <td style="width: 20px; text-align: center;">123</td> <td>Address Numbers</td> </tr> </table>	■	Subject Site	■	Parks	▨	Assessment Parcels	■	Buildings	123	Address Numbers
■	Subject Site										
■	Parks										
▨	Assessment Parcels										
■	Buildings										
123	Address Numbers										
<p>Corporation of the City of London Prepared By: Planning and Development</p>											

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PREVIOUS REPORTS PERTINENT TO THIS MATTER
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Z-7452- Municipal Council at its meeting on February 4, 2008 amended the zoning at 1461 Huron Street to a Holding Residential R5 (h*R5-6*D52) Zone to permit cluster townhouses, cluster stacked townhouses at a maximum density of 52 units per hectare, and a Holding Neighbourhood Facility Special Provision (h*NF (2)) Zone to permit a church, with special provisions for parking and reduced interior side yard setbacks.

B.11/08- 2011- consent to sever the westerly portion of lands, which includes the newly constructed affordable townhouse development from the subject site, which includes the existing church.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The requested amendment is to facilitate the development of a 3-storey affordable housing apartment building (max 13m height) with a total of 25 units (81 units/ha).

RATIONALE

The proposed zoning amendment to permit an affordable housing apartment building with a density of 81 units/ha (25units) is appropriate as:

1. The recommended amendment is consistent with the polices of the Provincial Policy Statement (2005);
2. The proposed amendment is consistent with the Multi Family Medium Density Residential policies of the City of London Official Plan;
3. The recommended amendment is consistent and compatible with the existing uses in the area;
4. Holding provisions have been added to ensure that a public site plan meeting is held and a development agreement is entered into with the City of London to ensure compatibility with abutting residential uses; and
5. The proposed use is for co-operative housing which is encouraged under the policies of the Official Plan for affordable housing.
6. The proposed development will provide for a development that will provide a benefit to the City by providing 25 additional affordable housing units that are at or below the CMHC Average Market Rent (AMR) with 8 units having rental rates of 70% of the AMR and the balance being provided at 80% of the AMR.
7. Through the holding provision requiring a public site plan meeting the scale and compatibility with the surrounding uses will be further refined.

BACKGROUND

Date Application Accepted: January 13, 2012	Agent: Ric Knutson
REQUESTED ACTION: The requested amendment is to facilitate the development of a 3-storey affordable housing apartment building (max 13m height) with a total of 25 units (81 units/ha).	

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<p>SITE CHARACTERISTICS:</p> <ul style="list-style-type: none"> • Current Land Use - church • Frontage – 41m • Depth – 74.6 • Area - .31 ha • Shape – rectangular
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<p>SURROUNDING LAND USES:</p> <ul style="list-style-type: none"> • North – single family detached • South - townhouses • East - townhouses • West - townhouses

<p>OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)</p> <ul style="list-style-type: none"> • Multi Family Medium Density
<p>EXISTING ZONING: (refer to Zoning Map)</p> <ul style="list-style-type: none"> • Holding Neighbourhood Facility (h*Nf (2))

<p>PLANNING HISTORY</p>

The Gethsemane United Church was constructed on the subject site in 1966. The church has continued to the present day.

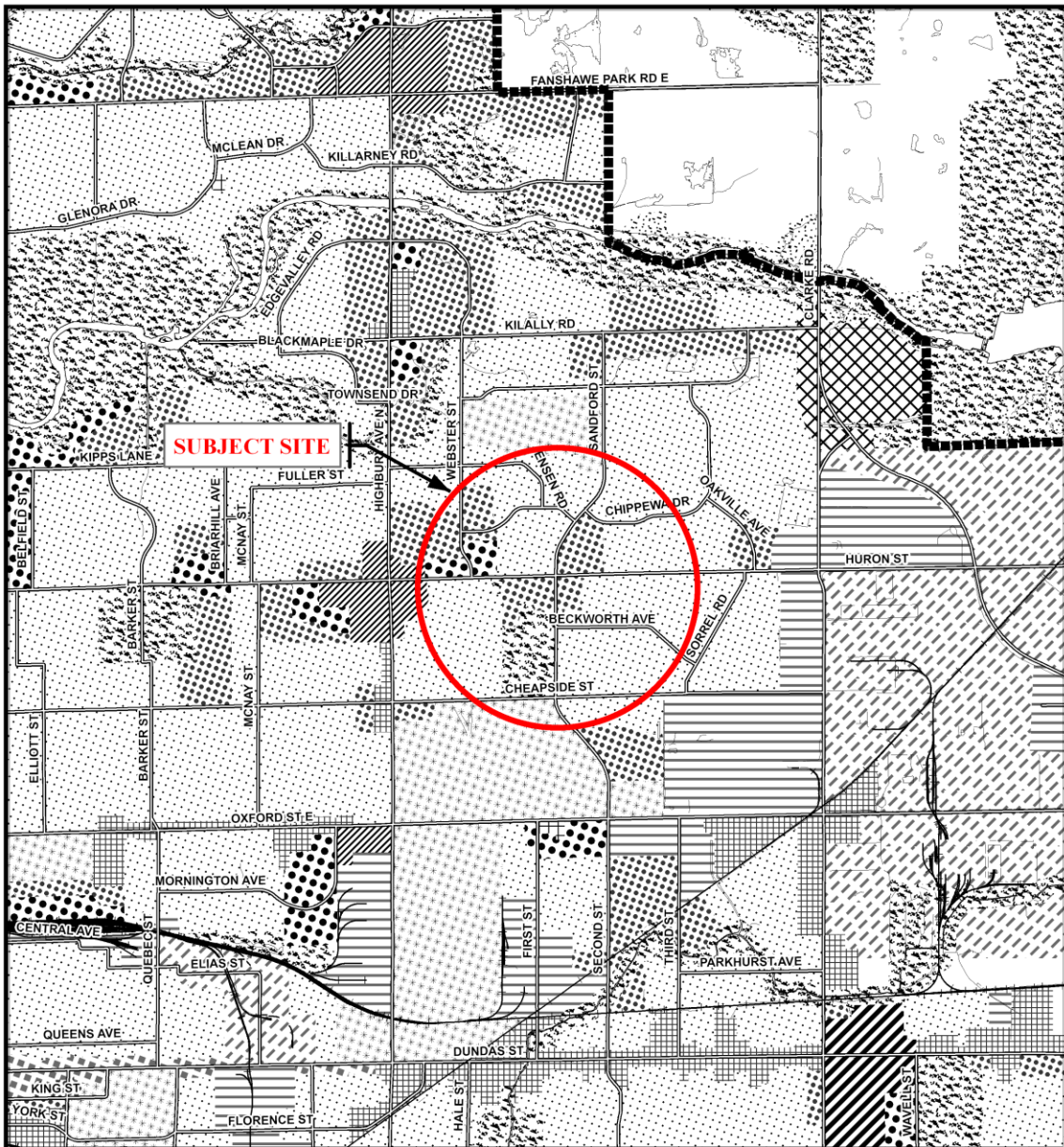
Municipal Council at its meeting on February 4, 2008 amended the zoning at 1461 Huron Street to a Holding Residential R5 (h*R5-6*D52) Zone to permit cluster townhouses, cluster stacked townhouses at a maximum density of 52 units per hectare, and a Holding Neighbourhood Facility Special Provision (h*Nf (2)) Zone to permit a church, with special provisions for parking and reduced interior side yard setbacks.

<p>SIGNIFICANT DEPARTMENT/AGENCY COMMENTS</p>
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Environmental Engineering Services Department
The City of London's Environmental and Engineering Services Department offers the following comments with respect to the aforementioned Zoning By-Law amendment application:

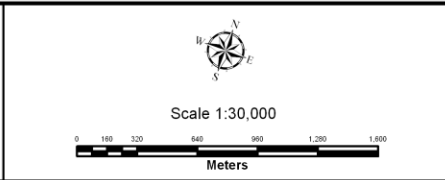
- *The applicant is advised that a sight triangle will be required at the intersection of Huron Street and Sandford Street.*
- *The applicant is advised that the existing sanitary service for the subject property is connected to the sanitary system servicing Municipal Number 1453 Huron Street. If the owners have not already done so, a joint use/maintenance agreement and/or easement registered on title of both properties will need to be established. Confirmation of this agreement and/or easement should be provided when the zoning application is submitted. It is noted that the development agreement for Municipal Number 1453 Huron Street references the joint use of the sanitary system for the two properties.*
- *The applicant is advised that currently there is no storm sewer on Huron Street fronting the subject property. There is a 300 mm municipal storm sewer on Sandford Street. The applicant's professional engineer may have to complete a storm sewer capacity analysis study to confirm that there is enough capacity in the existing storm sewer system for the proposed development, all to the satisfaction of the City Engineer. Also, the applicant's*

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Legend	
Downtown Area	Office Business Park
Enclosed Regional Commercial Node	General Industrial
New Format Regional Commercial Node	Light Industrial
Community Commercial Node	Regional Facility
Neighbourhood Commercial Node	Community Facility
Main Street Commercial Corridor	Open Space
Auto-Oriented Commercial Corridor	Urban Reserve - Community Growth
Multi-Family, High Density Residential	Urban Reserve - Industrial Growth
Multi-Family, Medium Density Residential	Rural Settlement
Low Density Residential	Environmental Review
Office Area	Agriculture
Office/Residential	Urban Growth Boundary

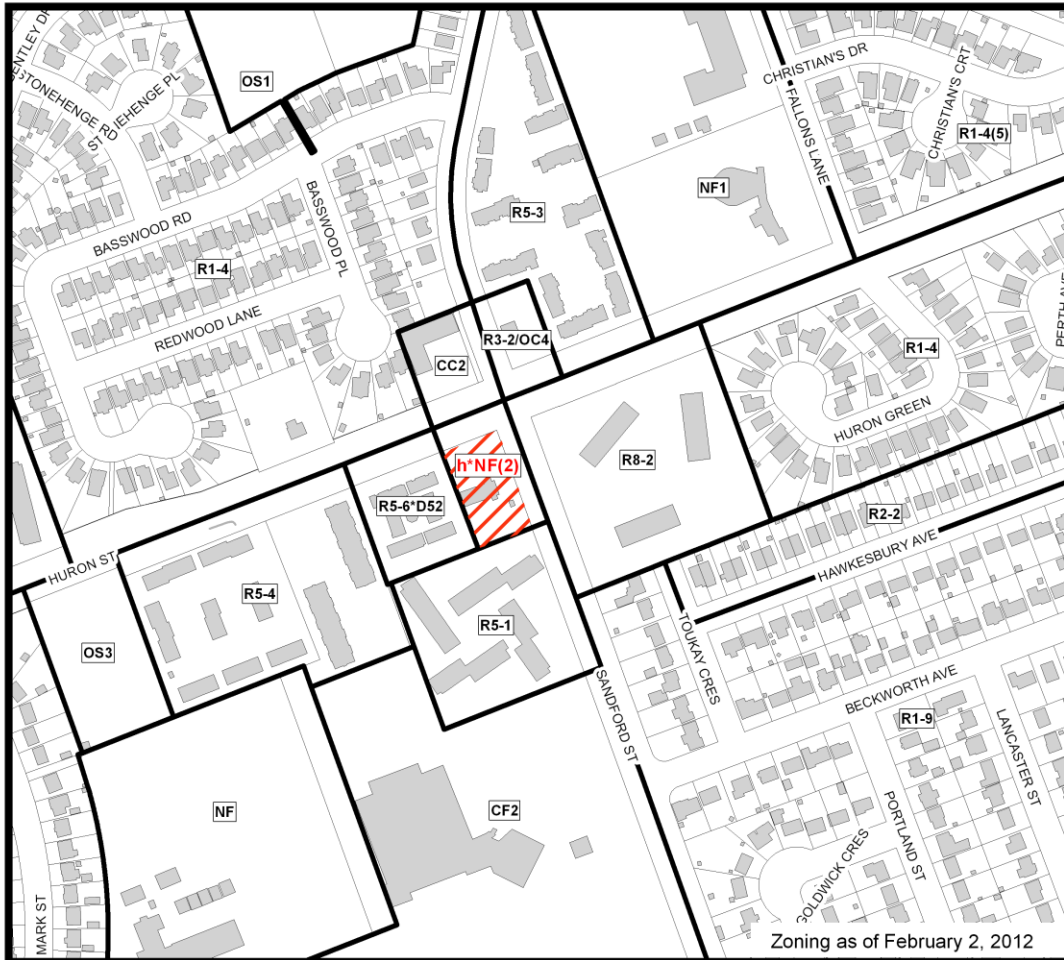
CITY OF LONDON
Department of
Planning and Development
OFFICIAL PLAN SCHEDULE A
- LANDUSE -
PREPARED BY: Graphics and Information Services



FILE NUMBER: Z-8005
PLANNER: CS
TECHNICIAN: CK
DATE: 2012/02/29

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File: Z-8005
Planner: C. Smith



Zoning as of February 2, 2012



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: h*NF(2)

1) **LEGEND FOR ZONING BY-LAW Z-1**

- R1 - SINGLE DETACHED DWELLINGS
- R2 - SINGLE AND TWO UNIT DWELLINGS
- R3 - SINGLE TO FOUR UNIT DWELLINGS
- R4 - STREET TOWNHOUSE
- R5 - CLUSTER TOWNHOUSE
- R6 - CLUSTER HOUSING ALL FORMS
- R7 - SENIOR'S HOUSING
- R8 - MEDIUM DENSITY/LOW RISE APTS.
- R9 - MEDIUM TO HIGH DENSITY APTS.
- R10 - HIGH DENSITY APARTMENTS
- R11 - LODGING HOUSE

- DA - DOWNTOWN AREA
- RSA - REGIONAL SHOPPING AREA
- CSA - COMMUNITY SHOPPING AREA
- NSA - NEIGHBOURHOOD SHOPPING AREA
- BDC - BUSINESS DISTRICT COMMERCIAL
- AC - ARTERIAL COMMERCIAL
- HS - HIGHWAY SERVICE COMMERCIAL
- RSC - RESTRICTED SERVICE COMMERCIAL
- CC - CONVENIENCE COMMERCIAL
- SS - AUTOMOBILE SERVICE STATION
- ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

- OR - OFFICE/RESIDENTIAL
- OC - OFFICE CONVERSION
- RO - RESTRICTED OFFICE
- OF - OFFICE

- RF - REGIONAL FACILITY
- CF - COMMUNITY FACILITY
- NF - NEIGHBOURHOOD FACILITY
- HER - HERITAGE
- DC - DAY CARE

- OS - OPEN SPACE
- CR - COMMERCIAL RECREATION
- ER - ENVIRONMENTAL REVIEW

- OB - OFFICE BUSINESS PARK
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- HI - HEAVY INDUSTRIAL
- EX - RESOURCE EXTRACTIVE
- UR - URBAN RESERVE

- AG - AGRICULTURAL
- AGC - AGRICULTURAL COMMERCIAL
- RRC - RURAL SETTLEMENT COMMERCIAL
- TGS - TEMPORARY GARDEN SUITE
- RT - RAIL TRANSPORTATION

- "h" - HOLDING SYMBOL
- "D" - DENSITY SYMBOL
- "H" - HEIGHT SYMBOL
- "B" - BONUS SYMBOL
- "T" - TEMPORARY USE SYMBOL

2) ANNEXED AREA APPEALED AREAS

CITY OF LONDON

PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

**ZONING
BY-LAW NO. Z.-1
SCHEDULE A**



FILE NO:
Z-8005 CS

MAP PREPARED:
2012/02/29 CK

1:4,000
0 20 40 80 120 160
Meters

THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

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- professional engineer may have to update the storm sewer design sheet(s) for the subject lands.
- The applicant may be required to provide a lot grading plan for stormwater flows that self contains on the site and safely conveys up to the 250 year storm event that is designed by a Professional Engineer for review by the City.
- The applicant may be required to have a consulting Professional Engineer design and install an oil/grit separator, due to the amount of paved surface area (parking spots), to the standards of the Ministry of the Environment and to the satisfaction of the City Engineer.

The above comments, among other engineering and transportation issues, will be addressed in greater detail through the site plan approval process.

Urban Design Peer Review Panel

Thank you for taking the time to meet with the Urban Design Peer Review Panel to discuss your client's proposal for an affordable housing project at 1461 Huron Street. The Panel notes that this is a zoning bylaw amendment submission.

The Panel has the following comments regarding the proposed development based on the Urban Design Brief dated 16 December 2011 pre-circulated to the Panel:

- 1) Align building's east elevation parallel to the Sanford Street property line;
- 2) Associate building's main elevation to the building's municipal address by reorienting and rescaling the building entrance and entry doors to Huron Street such that it is the feature element on the North Elevation;
- 3) Add hard surfaced forecourt at corner of Huron and Sanford Streets leading to building's main entrance (see item 1). Landscape as an outdoor amenity area complete with fixed benches;
- 4) Enhance the building's architectural style which in turn will enhance the pedestrian realm by:
 - a. articulating the building's base, middle and top (roof);
 - b. integrating the salvaged angel stone from the demolished church;
 - c. creating a coherent architectural composition between end and side elevations;
 - d. adding additional windows to the north and south elevations to add rhythm to these facades and in the case of the north façade enhancing the street elevation;
 - e. delineating between the building's south facing entry and service doors by rescaling and articulating the entry; and
 - f. add design details, such as windows, to the vertical circulation towers to make them more coherent with the overall design thus enlivening the building's elevations, creating safer stairways and encouraging use of the stairs by the building's occupants;
- 5) Relocate ground floor service rooms from the principal street façade facing Sanford Street to the west elevation facing the interior property line;
- 6) Add defined outdoor amenity areas to all residential units at grade i.e. hard surfaced terrace complete with fence-wall privacy screen;
- 7) Consider relocation of the storm water management cells to the south parking area if the proposed current locations will have frequent "ponding" or be wet areas; and
- 8) Collect rain water from building's roof in a cistern for reuse in watering the landscaping.

On behalf of the Panel, I thank you for your submission and wish you all the best with this project. We look forward to submission of this projects revised Urban Design Brief at the Site Plan approval stage.

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PUBLIC LIAISON:	On January 18, 2012, Notice of Application was sent to 81 property owners in the surrounding area. Notice of Application was also published in the "Living in the City" section of the London Free Press on January 21, 2012. A "Possible Land Use Change" sign was also posted on the site.	No replies were received
Nature of Liaison: The requested amendment is to facilitate the development of a 3-storey affordable housing apartment building (max 13m height) with a total of 25 units (81 (units/ha).		
Responses: No responses were received		

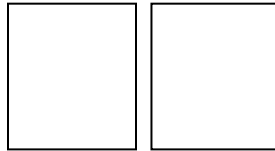
ANALYSIS

Subject site

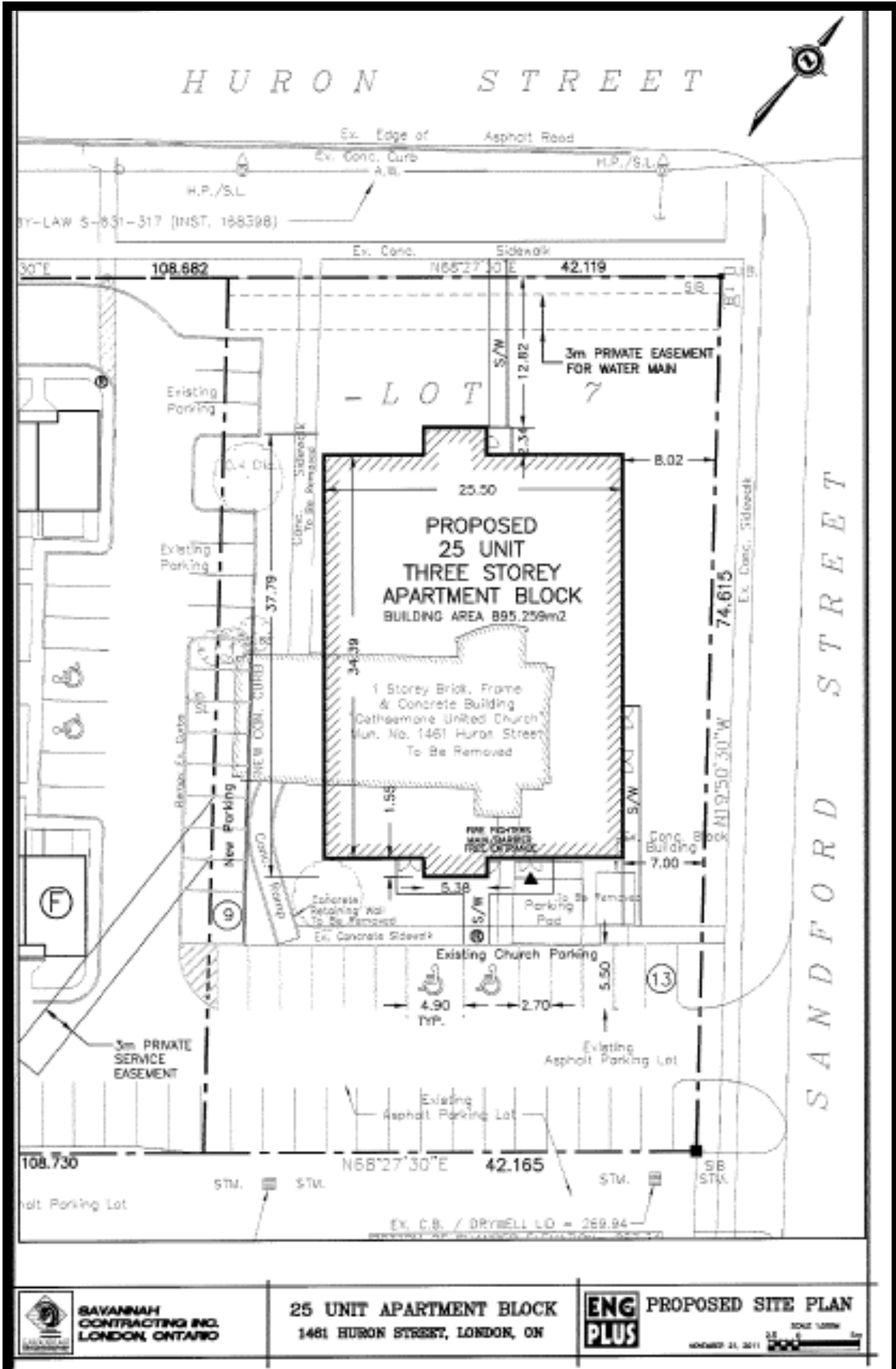
The subject site is located on the southwest corner of Huron Street and Sandford Street. It is a 0.3 hectare piece of land with a church use (Gesthamene United Church) located on the site. The subject site is surrounded by townhouse units to the west and south, apartments to the east, and single family detached houses and a commercial plaza to the north. Huron Street has an annual average daily traffic volume of 16,000 vehicles. Sandford Street is a primary collector with an estimated annual average daily traffic volume of 7,500 vehicles.

What is the nature of the proposed amendment?

The applicant, has requested a zoning by-law amendment for the above-noted lands from a Neighbourhood Facility Special Provision Zone to a Holding Neighbourhood Facility Special Provision /Residential R8*Bonus (h*h-5*NF (2)/R8-4*B()) Zone to permit a three storey 25 unit affordable housing apartment at a maximum density of 81 units per hectare. In order to allow for the construction of the proposed affordable housing apartment building on this site, the existing Gethsemane United Church which has existed on the subject site since 1966 will be required to be demolished. There are is no heritage implications with the removal of the church building from this property. A copy of the proposed concept plan is attached.



Proposed Site Plan



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Proposed Rendering, view from corner Sanford St and Huron St



Provincial Policy Statement (PPS)

The PPS promotes and directs efficient land use and development patterns. The proposed development is consistent with Section 1.0 Building Strong Communities and Section 3.0 Protecting Public Health and Safety as it:

- provides for a mix of affordable low and moderate income households
- provides for intensification
- provides for redevelopment
- efficiently utilizes existing infrastructure
- efficiently uses land and resources in the City of London
- provides for the utilization of the existing public transit systems; and
- promotes a healthy community

Is the proposed amendment appropriate?

The site is designated “Multi-Family, Medium Density Residential” in the Official Plan. The primary permitted uses in the Multi-Family, Medium Density Residential designation include multiple-attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; rooming and boarding houses; emergency care facilities; converted dwellings; and small-scale nursing homes, rest homes and homes for the aged.

The Multi-Family, Medium Density Residential designation serves as a suitable transition between Low Density Residential areas and more intense forms of land use. It will also provide for greater variety and choice in housing at locations that have desirable attributes but may not be appropriate for higher density, high-rise forms of housing.

The proposed use is located in an area surrounded by existing townhouse and low rise apartment developments. Existing co-operative townhouse developments are located to the

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south and west of the proposed development. There are no vacant lands within the immediate area that would have the ability for intensification in this manner. The site is located near Stronach Park and the Stronach Recreation Centre, and will have access to all of the facilities and uses this centre has to offer. The site is located on Huron Street and Sanford Street which are both serviced by transit and 19 secured bicycle parking spaces will be provided in the building. As per Section 12.2.2 of the City of London Official Plan provision of affordable housing is encouraged in the City, and this proposed development will provide 25 additional affordable housing units that are at or below the CMHC Average Market Rent (AMR). Eight units are proposed with rental rates of 70% of the AMR and the balance of the units being provided at 80% of the AMR. The height, location and spacing of the buildings is very similar to the other developments in the area. The access for the development is proposed off of Sanford Street. There is also access through the existing townhouse development to the west and an easement exists across both the existing church lands and the co-operative townhouse development to the west at 1453 Huron Street. Thirty two (32) parking spaces are proposed to be provided for this development. Easement agreements existing with the co-operative townhouse development at 1453 Huron Street and sufficient parking for is provided for both uses. The development is facing Huron Street, and will provide for pedestrian access and street presence. The bulk and scale is of the proposed development is consistent with other adjacent developments.

Bonus Zoning

Objectives of Bonus Zoning

Official Plan policy states:

Bonus Zoning is provided to encourage development features which result in a public benefit which cannot be obtained through the normal development process. Bonus zoning will be used to support the City's urban design principles, as contained in Chapter 11 and other policies of the Plan, and may include one or more of the following objectives:

1. *to support the provision of the development of affordable housing as provided for by 12.2.2.*
2. *to support the provision of underground parking;*
3. *to encourage aesthetically attractive residential developments through the enhanced provision of landscaped open space;*
4. *to support innovative and environmentally sensitive development which incorporates notable design features, promotes energy conservation, waste and water recycling and use of public transit.*

The intent of Bonus zoning is to provide for development that is a benefit to both the City of London and the developer. The proposed development will provide for a development that will provide a benefit to the City by providing 25 additional affordable housing units that are at or below the CMHC Average Market Rent (AMR) with 8 units having rental rates of 70% of the AMR and the balance being provided at 80% of the AMR. Through the holding provision requiring a public site plan meeting the scale and compatibility with the surrounding uses will be further refined.

Bonus zoning is implemented through a development agreement with the City that is registered on title to the lands. The development agreement is intended to “lock in” the development as proposed. Through the site plan process Staff will review the site plan to ensure that all benefits that have warranted bonusing have been incorporated into the development agreement.

Comments Design- UDPRP

The proposed development was reviewed by the City of London UDPRP on February 15, 2012; their comments are included above in this report. The applicant has proposed changes to the proposed development that addresses the comments provided by the City of London UDPRP, which includes:

- aligning the footprint of the building with Sanford Street;
- depicting a municipal address entrance feature on the Huron Street façade;
- providing a corner forecourt element in the landscaped design;

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- enhancing the architectural style including articulating the building’s base, middle and top;
- salvaging angel stone from the existing church by incorporating into a prominent landscaped feature;
- providing window features on the vertical circulation towers (stairwells); and
- using native hardy plant species to reduce the need for extensive watering.

Through the site plan process the City of London Urban Designer will continue to work with the applicant to implement the changes as indicated above and in the memo from the UDPRP are incorporated before final approval.

CONCLUSION

Overall, the proposed development meets the policies of the Official Plan for location, type, and density, is a good utilization of existing serviced land, will provide affordable housing in the area, and will not negatively impact the adjacent area.

PREPARED BY:	SUBMITTED BY:
C. SMITH COMMUNITY PLANNING AND URBAN DESIGN SECTION	JIM YANCHULA, MCIP, RPP MANAGER OF COMMUNITY PLANNING AND URBAN DESIGN SECTION
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP DIRECTOR, LAND USE PLANNING AND CITY PLANNER	

March 2, 2012
CS/

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File: Z-8005
Planner: C. Smith

**Bibliography of Information and Materials
Z-8005**

The following documents were used in the review of this development proposal:

- Provincial Policy Statement, 2005
- City of London Official Plan
- Zoning By-law Z.-1
- Urban Design Review Panel – Memo – February 15, 2012
- Applicant's zoning by-law amendment application.
- All internal and external correspondence sent to C. Smith as contained in the City of London file Z-8005

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File: Z-8005
Planner: C. Smith

Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2012

By-law No. Z.-1-12_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1461 Huron Street.

WHEREAS United Church Council of Middlesex Presbytery has applied to rezone an area of land located at 1461 Huron Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1461 Huron Street, as shown on the attached map comprising part of Key Map No 57, from a Holding Neighbourhood Facility Special Provision (h*Nf(2)) to a Holding Neighbourhood Facility Special Provision/Residential R8 Bonus (h*h-5*Nf (2)/R8-4*B-()) Zone.

1) Section number 4.3 of the General Provisions to By-law No. Z.-1 is amended by adding the following Site Specific Bonus Provision:

4.3 4) B-() 1461 Huron Street.

The subject site is being bonused for providing:

1. an affordable apartment building 13m (maximum 3 storeys) in height with a total of 25 units (81 units/ha); and
2. enhanced urban design including the following:
 - site the building in general alignment with property lines and prevailing setbacks of adjacent buildings;
 - provide landscaping which:
 - incorporates a hard surface forecourt with fixed seating that defines the building's main entrance and corner lot location;
 - integrates stone salvaged from the demolished church;
 - defines private outdoor amenity areas with hard surfaced terraces and fence-wall privacy screens for all at-grade residential units;
 - minimizes the need for extensive watering;
 - provide a building which:
 - clearly expresses a base, middle, and top (roof) on all elevations, predominantly using masonry materials;
 - uses variations in massing, materials, scaling and architectural features to identify the north façade and entrance as the front of the building and the south façade and entrance as a service egress; and
 - employs ample glazing to distinguish stairwell forms from the residential units and maximize visibility for security purposes.

The cumulative impact of using this bonusing provision shall not result in a density greater than 81 units per hectare.

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

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PASSED in Open Council on. April 10, 2012

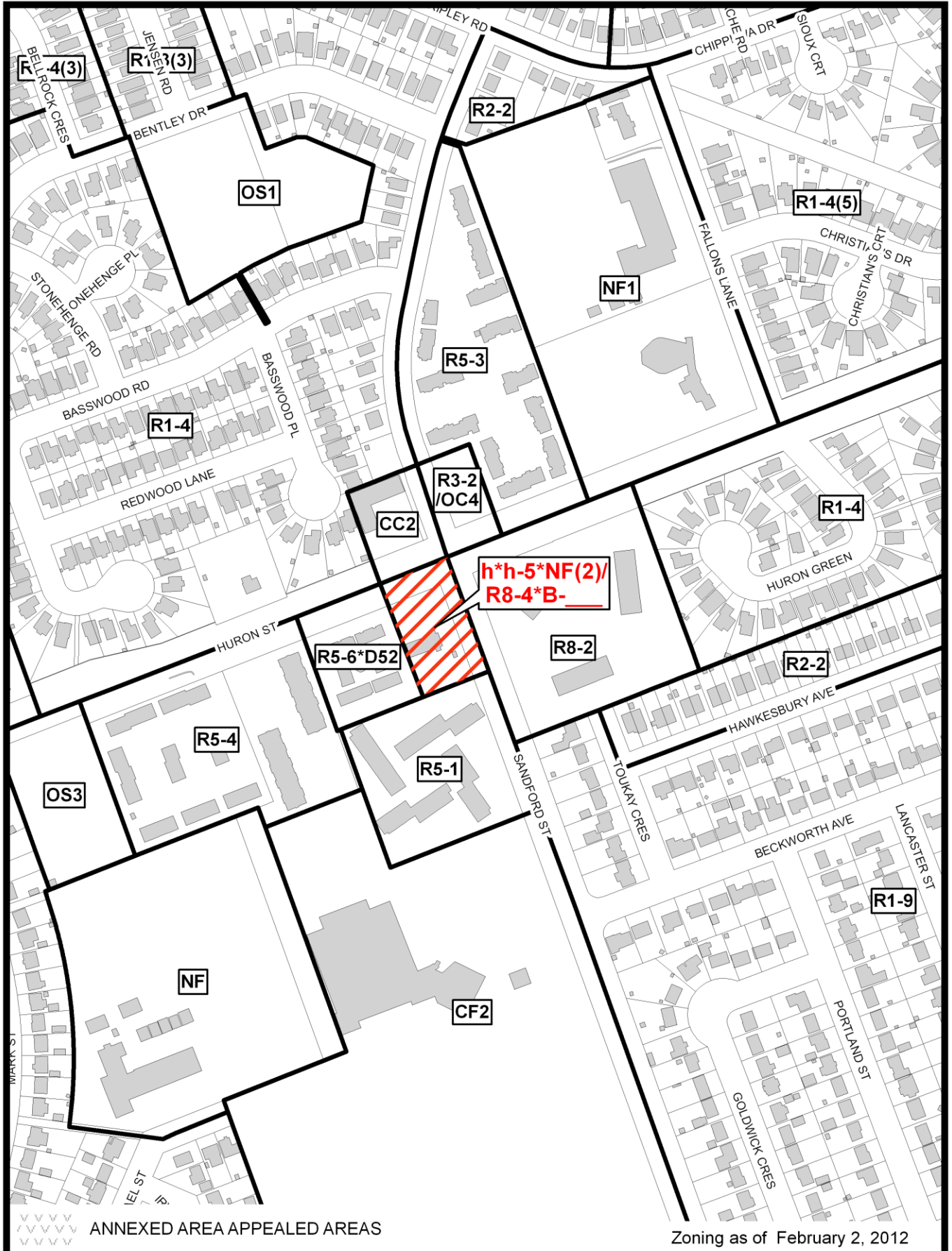
Joe Fontana
Mayor

Cathy Saunders
City Clerk

First Reading - April 10, 2012
Second Reading - April 10, 2012
Third Reading - April 10, 2012



AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: Z-8005

Planner: CS

Date Prepared: 2012/03/02

Technician: CK

By-Law No: Z.-1-

SUBJECT SITE



1:3,750

0 15 30 60 90 120 Meters

