



Corporate Report

Clerk's Files

Originator's

Files OZ 09/004 W8

T-M09002 W8

PDC JUN 28 2010

DATE: June 8, 2010

TO: Chair and Members of Planning and Development Committee
Meeting Date: June 28, 2010

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Information Report**
Rezoning and Draft Plan of Subdivision Applications
To permit 11 detached dwellings on a common element
condominium private road
4583, 4589 and 4601 Mississauga Road
East side of Mississauga Road, south of Eglinton Avenue West
Owner: Glenstream Developments Inc. and Allan Fox
Applicant: Glen Schnarr and Associates Inc.
Bill 51

Public Meeting **Ward 8**

RECOMMENDATION: That the Report dated June 8, 2010, from the Commissioner of Planning and Building regarding the application under file OZ 09/004 W8 to change the Zoning from "R1" (Detached Dwellings - Typical Lots) and "G1" (Greenbelt - Natural Hazards) to "R16 - Exception" (Detached Dwellings on a CEC - Private Road), "G1" (Greenbelt - Natural Hazards) and "G2-1" (Greenbelt - Natural Features) and a Draft Plan of Subdivision under file T-M09002 W8 to permit 11 detached dwellings on a common element condominium private road, Glenstream Developments Inc. and Allan Fox, 4583, 4589 and 4601 Mississauga Road, east side of Mississauga Road, south of Eglinton Avenue West, be received for information.

BACKGROUND:

The above-noted applications have been circulated for technical comments.

The purpose of this report is to provide preliminary information on the applications and to seek comments from the community.

COMMENTS:

Details of the proposal are as follows:

Development Proposal	
Applications submitted:	April 23, 2009 (received) May 12, 2009 (deemed complete) April 26, 2010 (revised)
Net Density:	13.9 units/ha 5.6 units/acre
Number of units:	11
Building Height:	Maximum 10.7 m (35.1 ft.)
Anticipated Population:	37* *Average household sizes for all units (by type) for the year 2011 (city average) based on the 2008 Growth Forecasts for the City of Mississauga.
Parking Required:	Resident spaces: 22 Visitor spaces: 3 Total spaces: 25
Parking Provided:	Resident spaces: 33 Visitor spaces: 3 Total spaces: 36
Supporting Documents:	Planning Justification Report Preliminary Noise Report Tree Inventory/Preservation Plan Functional Servicing Report Traffic Impact Study Archaeological Assessment Phase I Environmental Site Assessment Soil Investigation and Slope Stability Study

Site Characteristics	
Frontage:	70.5 m (231.3 ft.)
Depth:	206.2 m (676.5 ft.) (irregular)
Net Lot Area:	0.67 ha (1.66 ac.)
Existing Use:	Detached dwellings and greenbelt lands

Additional information is provided in Appendices I-1 to I-10.

Neighbourhood Context

The subject property is located in a mature residential community characterized by detached dwellings on large lots. The Mississauga Road corridor contributes to the area's rural quality through its narrow two lane profile, mature trees, generous building setbacks and views to the Credit River valley. While maintaining a rural feel, the area is experiencing redevelopment activity as evidenced by recent approvals for 8 semi-detached dwellings and 43 townhouse dwellings further south at 4390 Mississauga Road.

The site is currently occupied by three detached dwellings and is part of the Credit River valley system. Information regarding the history of the site is found in Appendix I-1.

The surrounding land uses are described as follows:

- North: Roman Catholic Church of Croatian Martyrs and detached dwellings further to the north
- East: The Credit River and associated valley system
- South: Detached dwellings and private park associated with the Church property
- West: Detached dwellings fronting onto Beaufort Terrace across Mississauga Road

Current Mississauga Plan Designation and Policies for Central Erin Mills (May 5, 2003)

"Residential - Low Density I" which permits detached and semi-detached dwellings to a maximum density of 17 units per net residential hectare (6.9 units per net residential acre).

"Greenbelt" which provides for the conservation of natural heritage features and areas and to recognize lands associated with natural hazards or significant natural areas where development is restricted to protect people and property from damage.

The applications are in conformity with the land use designations and no official plan amendments are proposed.

There are other policies in the Official Plan which are also applicable in the review of these applications, including:

Residential Intensification Policies (Section 3.2.4)

Intensification outside the Urban Growth Centre is to occur through the development of vacant or underutilized lands in accordance with the intent of Mississauga Plan. These policies outline the characteristics of compatible residential intensification, which should have regard for elements such as the natural environment, lot frontages and areas, street and block patterns, building height and transition, massing, streetscapes, heritage features and setbacks.

Greenbelt Policies (Section 3.9)

As the subject property includes lands within the Credit River valley system, consideration must be given to Greenbelt policies which speak to issues such as development setbacks, ecological buffers, land dedication and required studies.

Urban Design Policies (Section 3.18)

The urban design policies of Mississauga Plan require that building, landscaping and site design are compatible with site

conditions and will create appropriate visual and functional relationships between individual buildings, groups of buildings and open spaces. These elements are also intended to minimize the effects of noise, unattractive views, and other negative impacts and to buffer adjacent land uses.

Mississauga Road Specific Area Policies (Section 3.18.14)

This stretch of the Mississauga Road corridor is classified as a Scenic Route in Mississauga Plan and has special policies applied to it that seek to maintain its existing character. Policies include the retention of existing lot frontage widths, discouraging reverse frontage lot development and maintaining the surrounding building massing, design and setbacks.

Existing Zoning

"R1" (Detached Dwellings - Typical Lots) which permits detached dwellings on lots with a minimum lot frontage of 22.5 m (73.8 ft.), a minimum interior lot area of 750 m² (8,073 sq. ft.) and a minimum corner lot area of 835 m² (8,988 sq. ft.).

"G1" (Greenbelt - Natural Hazards) which permits areas for flood control, stormwater management, erosion management, natural heritage features and conservation.

Proposed Zoning By-law Amendment

"R16 - Exception" (Detached Dwellings on a CEC - Private Road), to permit 11 detached dwellings on a common element condominium private road in accordance with the applicant's proposed zoning standards contained in Appendix I-9.

"G1" (Greenbelt - Natural Hazards), to permit areas for flood control, stormwater management, erosion management, natural heritage features and conservation.

"G2-1" (Greenbelt - Natural Features), to permit natural protection area, natural heritage features and conservation. The minimum depth of this area is required to be 5.0 m (16.4 ft.).

COMMUNITY ISSUES

No community meetings were held and no written comments were received by the Planning and Building Department.

DEVELOPMENT ISSUES

Agency comments are summarized in Appendix I-7 and school accommodation information is contained in Appendix I-8. Based on the comments received and the applicable Mississauga Plan policies the following matters will have to be addressed:

Storm Water Outlet

Credit Valley Conservation and the City's Transportation and Works Department have both indicated the need to limit new storm water outlets to the Credit River. The applicant is to provide evidence that they have made arrangements among affected landowners to facilitate a consolidated storm water outlet.

Outstanding Studies/Revised Reports

The City's Transportation and Works Department has indicated that the applicant's Traffic Impact Study must be revised to take into account proposed and approved development in the surrounding area. This will assist in determining if the proposed common element condominium private road provides adequate service to these and adjacent lands or if alternatives should be considered.

The applicant is also required to submit the following materials for review prior to preparation of the Supplementary Report: Heritage Impact Statement; Updated Functional Servicing Report; Slope Stability Study Addendum; and Updated Noise Report.

Building Elevations

Despite staff's request, building elevation drawings have not been supplied by the applicant for the proposal. Prior to preparation of

the Supplementary Report, the applicant is required to submit detailed elevation drawings.

OTHER INFORMATION

Development Requirements

In conjunction with the proposed development, there are certain other engineering and conservation matters with respect to storm drainage, noise attenuation, land dedications, boulevard improvements/reinstatement, streetscape and utility requirements which will require the applicant to enter into the appropriate agreements with the City, the details of which will be dealt with during the processing of the plan of subdivision.

FINANCIAL IMPACT: Development charges will be payable in keeping with the requirements of the applicable Development Charges By-law of the City as well as financial requirements of any other official agency concerned with the development of the lands.

CONCLUSION: All agency and City department comments have been received and after the public meeting has been held and all issues are resolved, the Planning and Building Department will be in a position to make a recommendation regarding these applications.

ATTACHMENTS:

- Appendix I-1 - Site History
- Appendix I-2 - Aerial Photograph
- Appendix I-3 - Excerpt of Central Erin Mills District
Land Use Map
- Appendix I-4 - Excerpt of Existing Land Use Map
- Appendix I-5 - Concept Plan
- Appendix I-6 - Draft Plan of Subdivision
- Appendix I-7 - Agency Comments

Appendix I-8 - School Accommodation

Appendix I-9 - Proposed Zoning Standards

Appendix I-10 - General Context Map

Edward R. Sajecki

Commissioner of Planning and Building

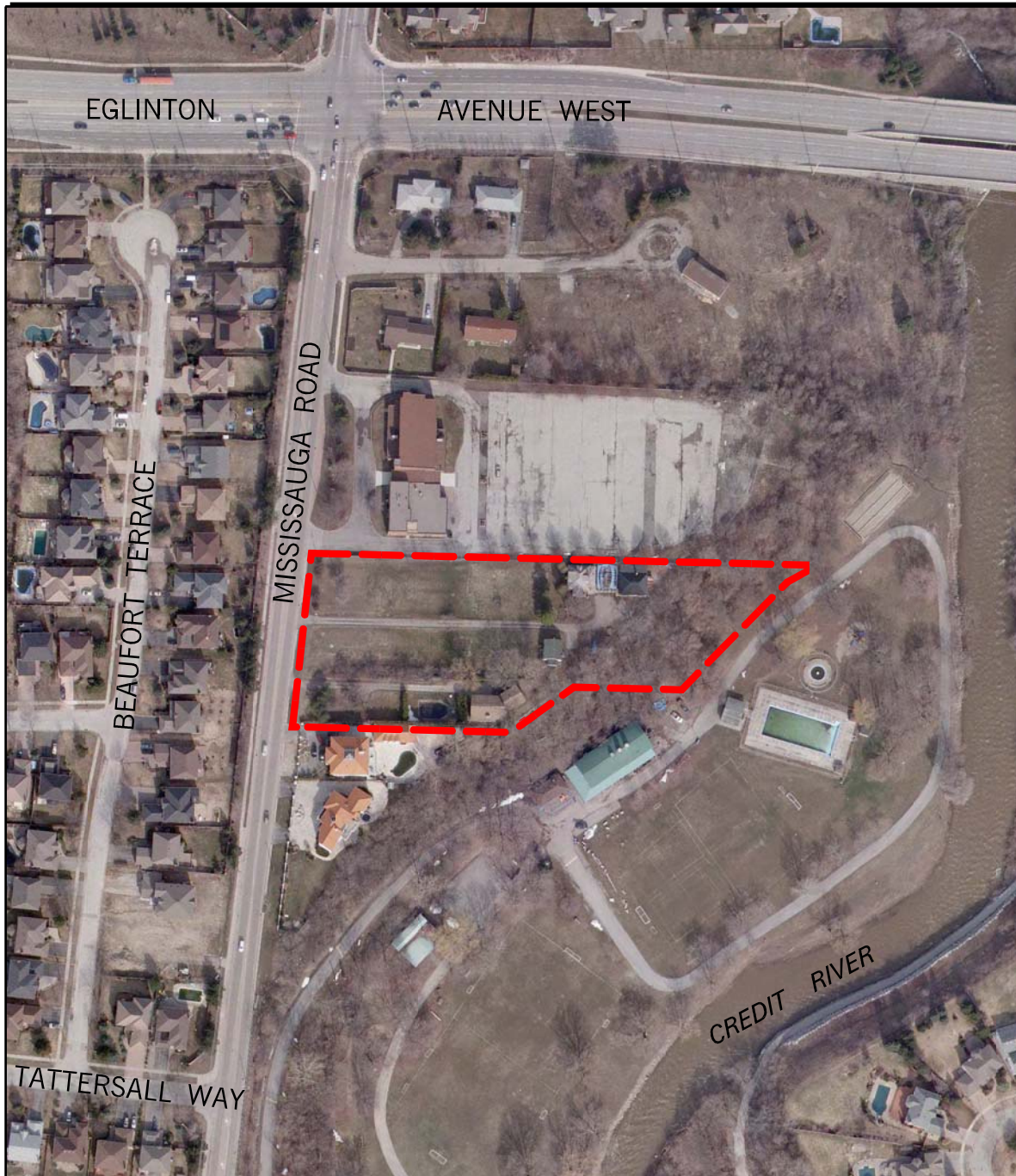
Prepared By: Ben Phillips, Development Planner

Glenstream Developments Inc. and Allan Fox

**Files: OZ 09/004 W8
T-M09002 W8**

Site History

- May 5, 2003 - The Central Erin Mills District Policies and Land Use Map (Mississauga Plan) were partially approved with modifications by the Region of Peel. The subject lands were designated "Residential - Low Density I" and "Greenbelt".
- June 20, 2007 - Zoning By-law 0225-2007 came into force except for those sites which have been appealed. As no appeals have been filed in relation to the subject lands, the provisions of the new By-law apply. The subject lands are zoned "R1" (Detached Dwellings - Typical Lots) and "G1" (Greenbelt - Natural Hazards).



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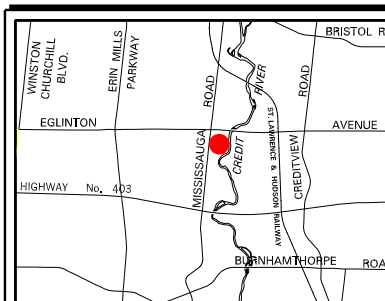


SUBJECT LANDS

NOTE: DATE OF AERIAL PHOTO: 03 2009



**SUBJECT: GLENSTREAM DEVELOPMENTS INC.
AND ALLAN FOX**



FILE NO:
OZ 09004 W8 &
T-M09002 W8

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09004A

SCALE:
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PDC DATE:
2010 06 28

DRAWN BY:
K. PROKOP















APPENDIX I-2

MISSISSAUGA
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PART OF CENTRAL ERIN MILLS DISTRICT LAND USE MAP CENTRAL ERIN MILLS DISTRICT POLICIES OF MISSISSAUGA PLAN












LAND USE DESIGNATIONS

-  Residential – Low Density I
-  Residential – Low Density II
-  Residential – Medium Density I
-  Residential – High Density I
-  Residential – High Density II
-  General Commercial
-  Convenience Commercial
-  Motor Vehicle Commercial
-  Office
-  Public Open Space ⑦
-  Greenbelt
-  Institutional
-  Parkway Belt West
-  Utility

LAND USE LEGEND

-  – Node Boundary
-  Hos – Hospital
-  – Existing Stormwater Management Facility
-  – Planning District
-  Special Site Areas (See Special Site Policies)

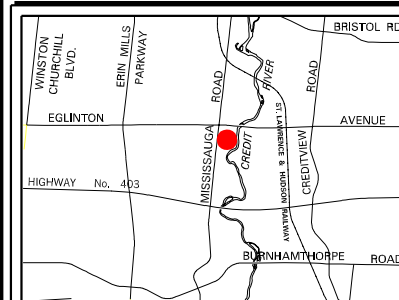
TRANSPORTATION LEGEND

-  Provincial Highway and Interchange
-  Arterial
-  Major Collector
-  Major Collector (Scenic Route)
-  Minor Collector
-  Local Road
-  Existing Commuter Rail
-  GO Transit Station
-  Bus Rapid Transit Corridor ⑥
-  Bus Rapid Transit Station
-  Major Transit Corridor

 **SUBJECT LANDS**



**SUBJECT: GLENSTREAM DEVELOPMENTS INC.
AND ALLAN FOX**



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OZ 09004 W8 &
T-M09002 W8

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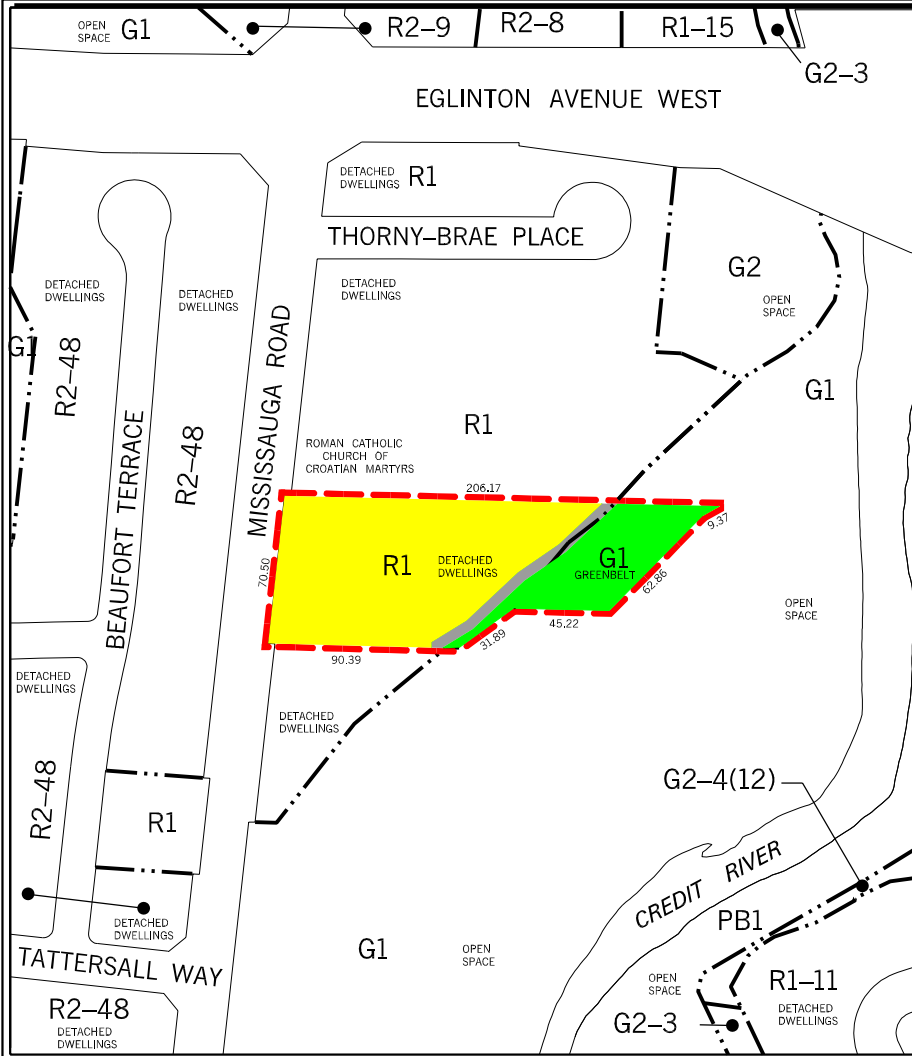
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2010 06 28

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K. PROKOP

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APPENDIX I-3



LEGEND:



SUBJECT LANDS



PROPOSED REZONING FROM "R1"(DETACHED DWELLINGS-TYPICAL LOTS) TO "R16-EXCEPTION" (DETACHED DWELLINGS ON A CEC-PRIVATE ROAD) TO PERMIT 11 DETACHED DWELLINGS ON A COMMON ELEMENT CONDOMINIUM PRIVATE ROAD.



PROPOSED REZONING FROM "R1" (DETACHED DWELLINGS-TYPICAL LOTS) AND "G1" (GREENBELT-NATURAL HAZARDS) TO "G1" (GREENBELT-NATURAL HAZARDS).

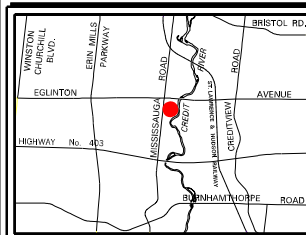


PROPOSED REZONING FROM "R1" (DETACHED DWELLINGS-TYPICAL LOTS) AND "G1" (GREENBELT-NATURAL HAZARDS) TO "G2-1" (GREENBELT-NATURAL FEATURES) TO PERMIT 5.0m (16.4 ft.) WIDE BUFFER.

NOTE: EXISTING ZONING DELINEATED ON THE PLAN
PROPOSED ZONING INDICATED BY SHADING WITHIN
THE APPLICATION AREA.



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AND ALLAN FOX**

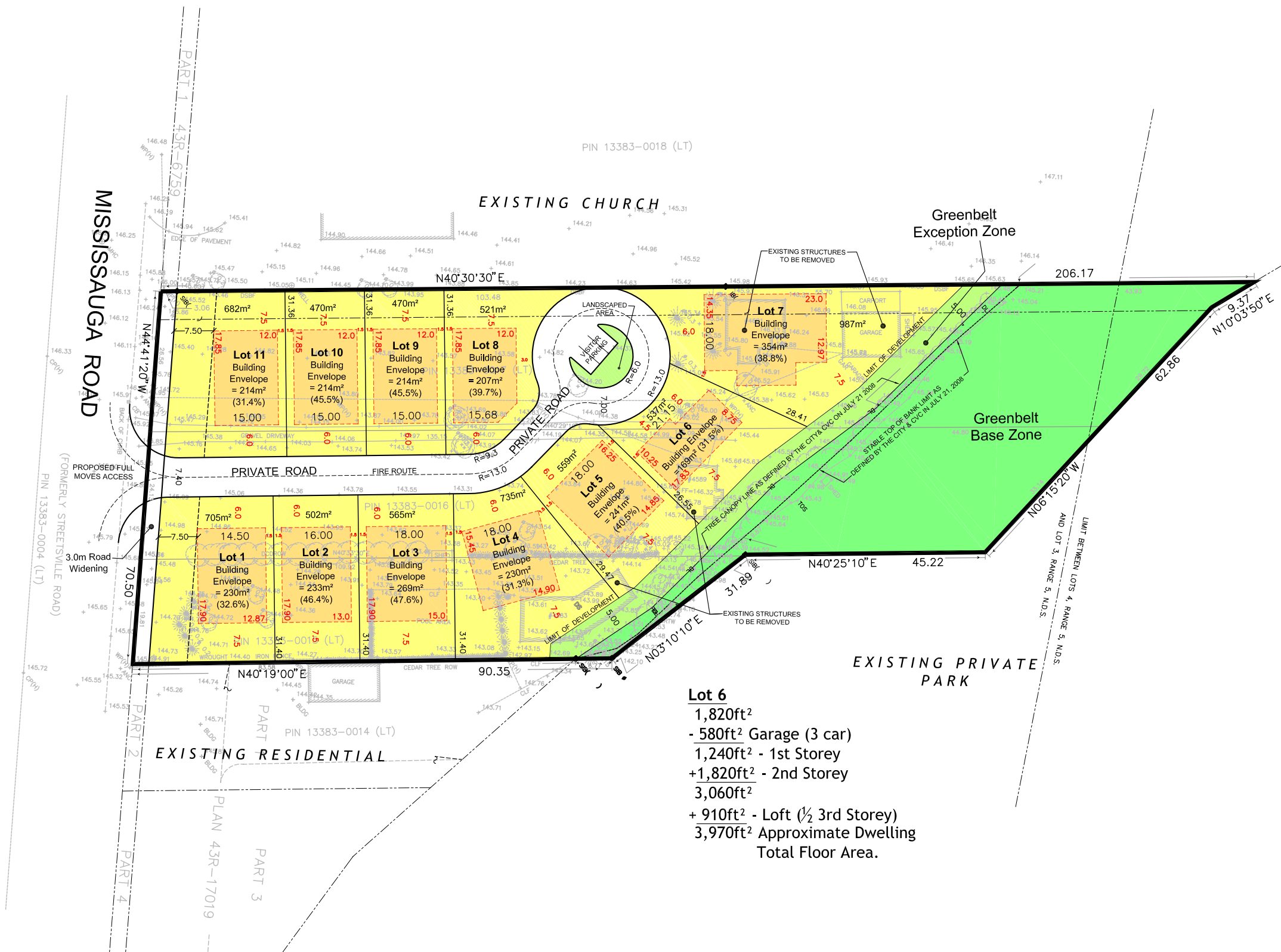


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PDC DATE: 2010 06 28	
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APPENDIX I-4



OPEN SPACE
G1

R2-9

R2-8

R1-15

G2-3

EGLINTON AVENUE WEST

DETACHED DWELLINGS
R1

THORNY-BRAE PLACE

DETACHED DWELLINGS

G2

OPEN SPACE

G1

R1

ROMAN CATHOLIC
CHURCH OF
CROATIAN MARTYRS

206.17

11 10 9 8
R16-EXCEPTION

Private Road

1 2 3 4
R16-EXCEPTION

90.39

G2-1

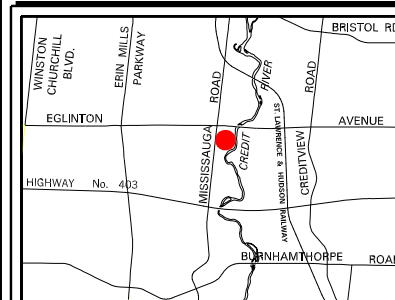
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OPEN SPACE

NOTE: PROPOSED ZONING IS DELINEATED AND
SHOWN IN ITALICS WITHIN THE APPLICATION AREA.



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APPENDIX I-6

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Glenstream Developments Inc. and Allan Fox**Files: OZ 09/004 W8
T-M09002 W8****Agency Comments**

The following is a summary of comments from agencies and departments regarding these applications.

Agency / Comment Date	Comment
Region of Peel (May 17, 2010)	<p>The subject land is located adjacent to the Credit River. The Regional Official Plan (ROP) designates the Credit River as a Core Area of the Greenlands System in Peel, under Policy 2.3.2.6. Within this designation, ROP policies seek to protect environmental resources. The Region relies on the environmental expertise of the Credit Valley Conservation staff for the review of development applications located within or adjacent to Core Areas of the Greenlands System in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that City staff consider comments from the CVC and incorporate their conditions of approval appropriately.</p> <p>Sanitary sewer service consists of a 250 mm (10 in.) diameter sewer located on Mississauga Road. Extension of the 250 mm (10 in.) diameter sewer along Mississauga Road will be required to service the proposed development.</p> <p>The proposed development is located within Water Pressure Zone 3. Services consist of a 300 mm (12 in.) diameter watermain located on Mississauga Road.</p> <p>An existing 250 mm (10 in.) diameter municipal sanitary sewer is located on Mississauga Road. External easements and construction will be required.</p> <p>Regional roads are not adversely affected.</p> <p>According to current Region of Peel records, there is no indication of the existence of a municipal waste disposal site or hazardous wastes in the vicinity of the subject lands.</p> <p>The Region of Peel will provide curbside collection.</p> <p>For collection of garbage, recyclable materials, household organics and yard waste from private lanes, apartments and/or condominiums, an Acknowledgement and Release for Private Property Waste Collection Services and an Application for</p>

Glenstream Developments Inc. and Allan Fox**Files: OZ 09/004 W8
T-M09002 W8**

Agency / Comment Date	Comment
	<p>Private Property Waste Collection Services must be completed prior to the commencement of collection. The developer will be responsible for collection and disposal of waste until 80 per cent occupancy of the development has been reached. The developer will be required to contact the Region of Peel, Waste Management Division to authorize commencement of collection. Waste Management staff will visit the site to confirm that the development has reached 80 per cent occupancy. Upon confirmation and provided that there is safe access for the waste collection vehicle, Waste Management staff will recommend that waste collection service commence.</p> <p>The developer will be required to enter into a Condominium Water Servicing Agreement with the local municipality and Region for the construction of sewer and water associated with the lands. These services will be constructed and designed in accordance with the latest Region standards and requirements.</p> <p>The applicant/owner shall grant/obtain (at no cost to the Region) all necessary easements for Regional infrastructures, as may be required by the Region to service proposed development and/or external lands.</p>
Dufferin-Peel Catholic District School Board and the Peel District School Board (May 3, 2010)	<p>Both School Boards responded that they are satisfied with the current provision of educational facilities for the catchment area and, as such, the school accommodation condition as required by City of Mississauga Council Resolution 152-98 pertaining to satisfactory arrangements regarding the adequate provision and distribution of educational facilities need not be applied for these development applications.</p> <p>In addition, if approved, both School Boards require that warning clauses with respect to temporary school accommodation and transportation arrangements be included in the Development and/or Servicing Agreement.</p>
Credit Valley Conservation (May 17, 2010)	<p>The development concept plan is generally satisfactory subject to technical matters related to hazard land dedication, easements, site servicing and landscape restoration being satisfactorily addressed prior to the Supplementary Report.</p>

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Agency / Comment Date	Comment
<p>City Community Services Department – Planning, Development and Business Services Division (May 13, 2010)</p>	<p>Woodland Chase (P-268) is located west of Mississauga Road approximately 600 m (1,969 ft.) from the site, and contains a play structure, ball diamond, and soccer fields. Hewick Meadows (P-286), is located on the east side of the Credit River, approximately 250 m (820 ft.) from the site. This park contains connections to the Culham Trail, providing for recreational uses such as walking and biking along the Credit River.</p> <p>Should these applications be approved, hoarding, fencing, and associated securities will be required to ensure protection of the dedicated greenbelt lands. Securities for any clean-up works that may be necessary and a cash contribution for street trees and trail signage will also be required.</p> <p>Prior to the issuance of building permits, cash-in-lieu of parkland for park or other public recreational purposes is required pursuant to Section 42 of the <i>Planning Act</i> (R.S.O.1990, c.P. 13, as amended) and in accordance with the City's Policies and By-laws.</p> <p>Heritage comments dated May 20, 2010 state that:</p> <p>The subject lands are all listed on the City's Heritage Register as these properties fall within both the Mississauga Road Scenic Route and Credit River Valley cultural landscapes. The proponent will need to submit a Heritage Impact Statement that provides the history of these properties, complete with all land title records and justification as to how the proposed development will benefit the existing cultural landscape.</p> <p>The Heritage Impact Statement should also address satisfactory setbacks from Mississauga Road, and how the development addresses Official Plan policies.</p>
<p>City Community Services Department - Fire and Emergency Services Division (May 20, 2010)</p>	<p>This proposal is located within the response area of Fire Station 115.</p> <p>Flow test data from the existing water supply system indicates the potential for an adequate supply of water for fire protection purposes.</p> <p>Fire has reviewed the applications from an emergency</p>

Glenstream Developments Inc. and Allan Fox

Files: OZ 09/004 W8
T-M09002 W8

Agency / Comment Date	Comment
	response perspective and has no concerns; emergency response time to the site and water supply available are acceptable.
City Transportation and Works Department (May 27, 2010)	<p>The Traffic Impact Study dated December 29, 2008 by LMM Engineering Limited has been received with the application. The consultant has been requested to update the study to include the impact of the current development applications in the immediate area. The applicant has also been requested to provide a functional plan for Mississauga Road including the existing conditions, current access locations and a proposal for a centre left turn lane in support of the proposed access to the development.</p> <p>The noise report dated March 24, 2009 by Jade Acoustics submitted with the application confirms that all proposed dwelling units will be required to be equipped with the provision for the future installation of central air conditioning units. The rear yards and/or flankage of Lots 1 and 7-11 will require the installation of 2.0 m (6.6 ft.) high acoustic fence to screen the outdoor living areas (OLAs) from traffic noise associated with Mississauga Road and Eglinton Avenue West. The applicant's acoustical consultant has been requested to substantiate the "light duty" acoustical fencing proposed across the northerly limit of the site and confirm that no noise mitigation measures are required to shield the OLA for proposed Lot/POTL 2.</p> <p>The Functional Servicing Report dated March 6, 2009 prepared by Skira and Associates proposes to outlet the storm drainage from the site to an existing private storm sewer system within the church property to the north, which outlets to the Credit River. The applicant is to provide functional details of the proposed external storm drainage system including any necessary erosion protection and public and/or private easements to the satisfaction of the City and the Credit Valley Conservation. The applicant has been requested to investigate the feasibility of a single outfall to accommodate these lands, the church and potential development of the lands to the north to minimize erosion potential and the number of outlets to the Credit River.</p> <p>The applicant shall submit a supporting site plan which illustrates the feasibility of the proposed common element</p>

Glenstream Developments Inc. and Allan Fox**Files: OZ 09/004 W8
T-M09002 W8**

Agency / Comment Date	Comment
	<p>condominium development, including the minimum 3.0 m (9.8 ft.) utility corridor, the common element road cross-section and preliminary fencing/buffering details.</p> <p>Detailed comments will be finalized prior to preparation of the Supplementary Report, upon receipt and review of the updated information and applicant's response to the above items.</p>
Other City Departments and External Agencies	<p>The following City Departments and external agencies offered no objection to these applications provided that all technical matters are addressed in a satisfactory manner:</p> <ul style="list-style-type: none"> - Bell Canada - Canada Post - Development Services, Planning and Building Department - Enersource Hydro Mississauga - Hydro One Networks Inc.
	<p>The following City Departments and external agencies were circulated the applications but provided no comments:</p> <ul style="list-style-type: none"> - Credit Valley Hospital - Enbridge Gas - French District Catholic School Boards - Peel Regional Police - Realty Services, Corporate Services Department - Rogers Cable - Trillium Hospital

Glenstream Developments Inc. and Allan Fox

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School Accommodation

<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 2 Kindergarten to Grade 5 1 Grade 6 to Grade 8 2 Grade 9 to Grade 12 School Accommodation: <p>Credit Valley Public School</p> <p>Enrolment: 637 Capacity:* 711 Portables: 3</p> <p>Thomas Street Middle School</p> <p>Enrolment: 815 Capacity: 755 Portables: 3</p> <p>John Fraser Secondary School</p> <p>Enrolment: 1,254 Capacity: 1,236 Portables: 1</p> <p>* Note: Capacity reflects the Ministry of Education rated capacity, not the Board rated capacity, resulting in the requirement of portables.</p> 	<ul style="list-style-type: none"> Student Yield: <ul style="list-style-type: none"> 2 Junior Kindergarten to Grade 8 1 Grade 9 to Grade 12 School Accommodation: <p>St. Rose of Lima Elementary School</p> <p>Enrolment: 257 Capacity:* 289 Portables: 4</p> <p>St. Aloysius Gonzaga Secondary School</p> <p>Enrolment: 1,885 Capacity: 1,656 Portables: 0</p>
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Glenstream Developments Inc. and Allan Fox

Files: OZ 09/004 W8
T-M09002 W8**Proposed Zoning Standards**

Item	Existing By-law Standard - "R1" Zone	Base "R16" By-law Standard	Proposed "R16-Exception" By-law Standard
Minimum Lot Area – Interior Lot	750 m ² (8,073 sq. ft.)	550 m ² (5,920 sq. ft.)	470 m ² (5,059 sq. ft.)
Minimum Lot Area – Corner Lot	835 m ² (8,988 sq. ft.)	720 m ² (7,750 sq. ft.)	680 m ² (7,320 sq. ft.)
Minimum Lot Frontage – Interior Lot	22.5 m (73.8 ft.)	15.0 m (49.2 ft.)	15.0 m (49.2 ft.)
Maximum Lot Coverage	25%	35%	45%
Minimum Front Yard – Interior lot/corner lot	Interior Lot – 9.0 m (29.5 ft.) Corner Lot – 7.5 m (24.6 ft.)	7.5 m (24.6 ft.)	6.0 m (19.7 ft.)
Minimum setback from a front garage face to a street – Interior Lot	9.0 m (29.5 ft.)	7.5 m (24.6 ft.)	6.0 m (19.7 ft.)
Minimum Interior Side Yard – Interior Lot/Corner Lot	1.8 m (5.9 ft.) on one side of the lot and 4.2 m (13.8 ft.) on the other side	1.2 m (3.9 ft.) plus 0.61 m (2.0 ft.) for each additional storey above 1 storey	1.5 m (4.9 ft.)
Minimum Exterior Side Yard	7.5 m (24.6 ft.)	6.0 m (19.7 ft.)	7.2 m (23.6 ft.)
Maximum number of units	n/a	n/a	11
Specific Standards for Lot 6	n/a	Min. front yard - 7.5 m (24.6 ft.)	Min. front yard - 4.5 m (14.8 ft.)
Specific Standards for Lot 8	n/a	Min. corner lot frontage - 19.5 m (64.0 ft.); Min. corner lot area - 720 m ² (7,750 sq. ft.); Min exterior side yard - 6.0 m (19.7 ft.)	Min. corner lot frontage - 15.5 m (50.8 ft.); Min. corner lot area – 500 m ² (5,382 sq. ft.); Min. exterior side yard - 3.0 m (9.8 ft.)

GENERAL CONTEXT MAP

OZ 09/004 W8 &
T-M09002 W8

APPENDIX I-10

