

27 - 35 Meadowvale Road – Zoning and Subdivision Applications – Request for Direction

Date:	March 12, 2007
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward No. 44 – Scarborough East
Reference Number:	File Nos. 06 128381 ESC 44 OZ and 06 128385 ESC 44 SB

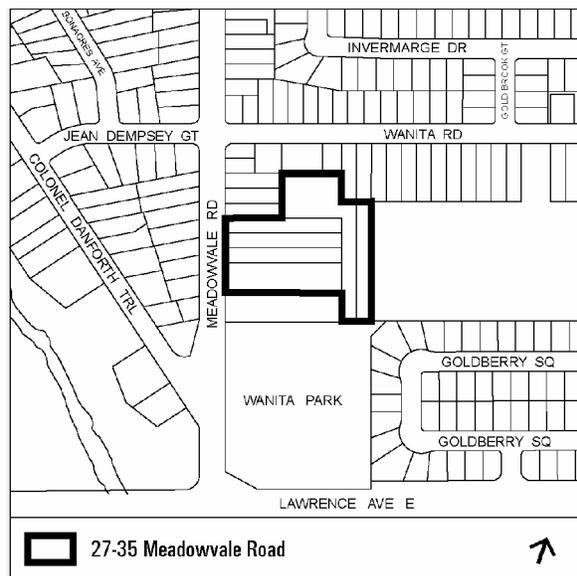
SUMMARY

An application has been submitted to permit a zoning by-law amendment and draft plan approval for a proposed 18-lot residential infill plan of subdivision for the rear portions of 27, 29, 31 and 35 Meadowvale Road, as illustrated on the key map below.

The purpose of this report is to seek City Council’s direction for an upcoming Ontario Municipal Board (OMB) hearing scheduled for three days beginning on April 25, 2007 on the appealed zoning by-law amendment and subdivision applications.

Planning staff do not support the proposal in its current form. The development does not adequately address the issues that were previously raised in the preliminary report and through the review of the application, including lot frontages and lot areas compatible with the surrounding neighbourhood, tree preservation, grading, servicing and archaeological assessment.

Staff is willing to work with the applicant and attempt to resolve the outstanding issues. Successful resolution will depend on the extent to which the applicant is willing to address these issues and revise their proposal. If the issues cannot be resolved, it is recommended that



appropriate City staff be directed to attend the OMB hearing in opposition to the subject applications.

RECOMMENDATIONS

The City Planning Division recommends that:

1. the City Solicitor and the appropriate staff be directed to attend the Ontario Municipal Board Hearing to oppose the application for a zoning by-law amendment and draft plan of subdivision approval in their current form;
2. staff be directed to continue to negotiate with the applicant in an attempt to resolve any outstanding matters including: the compatibility of the proposed development including proposed lot frontages and areas, tree preservation, grading, servicing, and archaeological assessment; and
3. in the event the applicant revises the proposal to address the issues described in recommendation #2 (and set out in this report) to the satisfaction of the Director of Community Planning, Scarborough District, the City Solicitor be authorized to settle the appeal and attend at the OMB to take such steps as required to implement the settlement.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

A preliminary report for the subject applications was considered by Scarborough Community Council on September 13, 2006. Recommendations from that report included that staff be directed to schedule a community consultation meeting in consultation with the Ward Councillor; that notice for the community consultation meeting be given to an expanded area; that notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act; and that the Director of Community Planning, Scarborough District be directed to work with the developer to save as many trees as possible at the site.

The application considered in the preliminary report proposed 19-residential lots. In December 2006 the applicant submitted a revised proposal in several ways including reducing the proposed number of lots to 18, reconfiguring the public road slightly from the original proposal in response to comments received from the Technical Services Division, consolidating two park blocks into one, and relocating a proposed overland flow easement for storm water.

The subject lands were assembled through consent applications approved by the Committee of Adjustment. The consent applications pertained to 27, 29, 31, 35 and 37 Meadowvale Road, and 25 Wanita Road. The Committee of Adjustment also approved corresponding minor variances to facilitate the severances. The minor variances applied

to 27, 29, 31 and 35 Meadowvale Road. These applications permitted minimum lot frontages of 16.6 metres (54 feet), 15.24 metres (50 feet), 16.5 metres (54 feet), 13.9 metres (45.6 feet) and 13.8 metres (45.2 feet) whereas the zoning by-law requires a minimum lot frontage of 18 metres (59 feet). They also permitted minimum lot areas of 542 square metres (5,834 square feet), 495 square metres (5,328 square feet) and 435 square metres (4,682 square feet) whereas the zoning by-law requires a minimum lot area of 929 square metres (10,000 square feet). Variances to the minimum flankage yard building setbacks were also granted by the Committee, permitting a 2-metre (6.8 feet) flankage yard setback for 27 Meadowvale Road from a future roadway on the north side of the property, and a 3-metre (9.8 feet) flankage yard setback for 31 Meadowvale Road from a future roadway on the south side of the property, whereas the zoning by-law requires a minimum flankage yard setback of 4.5 metres (14.7 feet). The newly created lots at 27 – 35 Meadowvale Road remain the subject of the zoning by-law amendment application, however only the property at 29 Meadowvale Road, along with the rear portions of the severed lots are the subject of the draft plan of subdivision application.

On December 8, 2006 the applicant's solicitor appealed the zoning by-law and plan of subdivision applications to the OMB on the basis that Council failed to make a decision within the prescribed time set out in the Planning Act. The OMB has scheduled a three-day hearing to begin on April 25, 2007.

ISSUE BACKGROUND

The applications seek approval for an 18-lot residential plan of subdivision and associated zoning by-law amendment on the existing 1.37 hectare (3.37 acre) lands. The proposed subdivision includes a new "L" shaped public road having a right-of-way width of 16.5 metres. The road is proposed to extend east from Meadowvale Road, terminating in a cul-de-sac. The proposed lot frontages, depths and areas vary, and many of the lots are pie-shaped and configured around the cul-de-sac. The lot frontages at the street line range from 9.3 metres (30.5 feet) to 15.2 metres (50 feet). Lot depths range from 27.7 metres (91 feet) to 42 metres (138 feet). Resulting lot areas range from 381 square metres (4,101 square feet) to 1,164 square metres (12,500 square feet). An 883.5 square metre (9,510 square feet) block of land at the southeast edge of the property is proposed to be conveyed to the City for parkland contribution and incorporated into the adjacent Wanita Park (see Attachment 1).

The requested amendments to the zoning by-law for the severed lots fronting onto Meadowvale Road seek to implement the variances granted by the Committee of Adjustment relating to minimum lot frontage, minimum lot area and minimum flankage yard building setbacks. The requested amendments to the zoning by-law for the lands which form the proposed draft plan of subdivision pertain to minimum lot frontage and area requirements, minimum flankage yard building setback requirements, maximum lot coverage, maximum height, and maximum gross floor area permissions.

Official Plan

The property is designated Neighbourhoods within the Toronto Official Plan on Map 23 – Land Use Plan. These areas are physically stable areas providing for a variety of lower scale residential uses. Policies and development criteria aim to ensure that physical changes to established neighbourhoods be sensitive, gradual and generally “fit” the existing physical character.

Infill development policies are outlined in Section 4.1.5 – Neighbourhoods. These policies state that development in established neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular: size and configuration of lots, setbacks of buildings from the street or streets; prevailing patterns of rear and side yard setbacks and landscaped open space; and continuation of special landscape or built form features that contribute to the unique physical character of a neighbourhood. No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.

Zoning

The subject properties are zoned Single Family Residential (S), with the majority of the land permitting one single family dwelling per parcel of land with a minimum frontage of 18 metres (59 feet) and a minimum area of 929 square metres (10,000 square feet). The eastern portion of the subject lands currently permits one single family dwelling per parcel of land with a minimum frontage of 15 metres (49 feet) and a minimum area of 696 square metres (7,492 square feet).

Community Consultation

A community consultation meeting was held on March 7, 2007. Notice of this meeting was circulated to an expanded notice area bounded by Colonel Danforth Trail to the west, Lawson Road to the north, Centennial Road to the east and Lawrence Avenue to the south. The meeting was attended by approximately 40 people. Issues raised at the meeting related to the size of the proposed lots, existing surface water drainage issues in the area and on the property, the impact of the proposed development on existing trees and the request that construction traffic and hours of construction be restricted.

The consensus from those attending the meeting was that the lot sizes proposed by the development were inconsistent with the existing neighbourhood fabric, in that they are too small for the neighbourhood. They felt that because this is an application for new development, that design flexibility exists and the developer should revise the plan to reduce the overall number of proposed lots and to propose lots having sizes consistent and compatible with the existing neighbourhood.

Concerns also related to existing storm water drainage issues in this vicinity. These concerns related to the potential for an increase in run-off volumes and the potential impact on surrounding properties.

Another concern that was raised was the protection of trees both on site and within the City lands adjacent to the site. City Urban Forestry staff who were in attendance provided information about the City's existing by-laws for tree protection, minimum tree protection zones required for existing trees, and replacement tree requirements.

In the event that development of these lands is approved, residents raised concerns about disruption regarding both the hours of construction, asking that the times be restricted, and access for any construction traffic, specifically that it be restricted to entering the site from Meadowvale Road south of Wanita Road only.

COMMENTS

Plan Configuration and Compatibility

In the preliminary report considered by Scarborough Community Council, staff identified several issues to be addressed. The issues included the overall plan configuration and compatibility with the surrounding neighbourhood. The plan which was considered in the preliminary report has been modified slightly to reduce the total number of lots from 19 to 18. There remains, however, concern with the proposed lot frontages and sizes and configuration of several of the proposed lots.

The subject property is located within an established residential community consisting of both older dwellings and newer executive homes on large lots. Lot depths are predominately 30.5 metres (100 feet) in length or larger. Lot frontages are typically not smaller than 15.24 metres (50 feet) and are generally 18.3 metres (60 feet) or larger. Lot areas are predominately 464.5 square metres (5,000 square feet) or larger. Very few smaller lots exist in this neighbourhood. Two examples of smaller lots within the area include two of the newly-created lots severed as part of the land assembly process for the proposed development. These lots have frontage on Meadowvale Road and have lot frontages of 13.8 metres (45.3 feet) and lot areas of about 435 square metres (4,682 square feet).

Size of Proposed Lots

Lots 1 to 4 of the proposed draft plan of subdivision are located on the north side of proposed Street "A". Lots 1 to 3 are proposed to have lot frontages of 13.74 metres (45 feet) and lot depths of 27.73 metres (90.9 feet), resulting in lot areas of 381 square metres (4,101 square feet). All of the proposed dimensions for these lots are smaller than those typically found in this neighbourhood. Lot 4 is irregularly shaped, and has a larger frontage than the preceding three lots. As a result its lot area is 543.9 square metres (5,855 square feet). The proposed lot depth of 27.73 metres (90.9 feet) is smaller than the typical depth of lots in this neighbourhood. In the case of other lots in this neighbourhood where lot depths are shallow, their lot frontage is generally larger than that required by the zoning by-law, resulting in lot areas that meet zoning standards.

Lots 5 to 8 are pie-shaped lots situated on the west and north sides of the proposed Street "A". The lot frontages, measured at the street line, range from 9.3 metres (30.5 feet) to 9.85 metres (32 feet). The proposed lot areas range from 467.2 square metres (5,029

square feet) to 773 square metres (8,320 square feet). The lot lines proposed by the applicant result in lots that may pose difficulties for siting dwellings on the lots. The house siting plan prepared by the applicant shows unique dwelling footprints on each of these proposed lots. The developer has indicated that once approved, the lots are likely to be constructed by a builder and not themselves.

While the zoning by-law amendment application does not currently seek relief for side yard building setbacks on internal lots, it may be required for a builder in the future who, according to the house siting plan, may have to custom design dwellings for each lot. While a street tree planting plan has not yet been submitted for review, the house siting plan illustrates potential locations for street trees along proposed Street “A”. The configuration of Lot 5 to 8, along with the proposed driveways leaves very little room in the boulevard for street tree plantings. Urban Forestry staff have indicated that the width of the driveways and utility installations may prohibit street tree plantings. This is not acceptable and it may be necessary to use single width driveways for these lots, including Lot 9, to accommodate street tree plantings.

The applicant will need to address the concerns raised by staff with respect to lot size and configuration to make the lots more compatible with the existing pattern of development in the surrounding neighbourhood through revisions to the proposed draft plan of subdivision. As currently proposed, the lots do not meet the policies of the Official Plan, Section 4.1.5 Neighbourhoods, which sets out that development in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular, the size and configuration of lots. The policies also state that no changes will be made through rezoning, minor variance, consent or other public action that area out of keeping with the physical character of the neighbourhood. To address the concerns of staff, modifications to the proposed draft plan of subdivision are recommended.

Relationship to abutting lots and dwellings

As currently proposed, the projected limit of the west side lot line of Lot 1 on the proposed plan extends beyond the southerly building face of the existing dwelling at #37 Meadowvale Road. This raises concerns of privacy, overlook and impact on rear yard amenity space caused by the location of Lot 1 in relation to the existing dwelling at #37 Meadowvale Road.

Increasing the size of proposed Lots 1 – 4 would allow more room to site the proposed dwellings on the lots. In the case of Lot 1, it would provide for more space on the lot to separate the proposed dwelling from the dwelling at 37 Meadowvale Road and to plant screening material between the existing dwelling and the proposed dwelling, thereby reducing the impact on both the existing and the proposed rear yard amenity spaces.

As currently proposed, the existing dwelling at #23 Wanita Road extends to just beyond the projected limit of the rear property line of proposed Lot 8. The applicant’s house siting plan does not address the relationship between the existing dwelling and the proposed house siting of Lot 8. This raises concerns regarding adequate distance

separation from the existing dwelling, and impact on both the existing and the proposed rear yard amenity space. Staff have asked the applicant to submit a revised house siting plan which illustrates this relationship in order to better assess this issue.

A tree planting plan would assist staff in assessing buffering measures related to mitigating the potential impacts on adjacent properties. At the time of preparation of this report a landscape plan had not been submitted.

Requested amendments to the Zoning By-law

Several areas of relief have been requested from the current performance standards applicable to the subject property in the draft by-law before the Board. The requested changes to the applicable zoning include:

- allowing one single family dwelling per lot as shown on the plan with lot frontages of 9.34 metres to 17.55 metres measured at the street line, whereas the zoning by-law currently requires minimum lot frontages of 15 metres and 18 metres;
- an increase in the maximum permitted floor area to 0.65 times the area of the lot, whereas the zoning by-law currently includes a range of maximums of either 0.4, 0.5 or 0.6 times the lot area, depending on the size of the lot. (The applicant has indicated that they no longer wish to pursue the 0.65 times lot area increase for lots 6, 12 and 13, which are the largest lots in the proposed plan of subdivision. Rather, they will apply the existing range as specified in the zoning by-law, depending on the lot size. The draft zoning by-law which has been proposed to the OMB still includes the aforementioned maximum floor area of 0.65 times the lot area request for all lots). Based on the lot sizes currently proposed, this would enable floor areas in the range of 248 square metres (2,666 square feet) to 465 square metres (5,011 square feet), with the majority of the dwellings having floor areas of approximately 279 square metres (3,000 square feet). The applicant will need to formally revise the draft zoning by-law which has been proposed to the OMB to reflect these modifications and other changes as a result of addressing the outstanding issues raised in this report;
- an increase in the maximum permitted height from 9 metres to 10 metres;
- a reduction in the minimum flankage yard requirements from 4.5 metres as currently required by the zoning by-law to 2.0 metres (as was granted by the Committee of Adjustment in minor variance application A314/06SC for building setback for the dwelling at #27 Meadowvale Road to proposed Street “A”); and,
- an increase in the maximum permitted lot coverage from 40% to 45% (the applicant has indicated that they no longer wish to pursue this request, however the draft zoning by-law which has been proposed to the OMB still includes the lot coverage increase request).

Staff is not supportive of the requested reductions in minimum lot frontage and lot area as outlined in the preceding section. Staff is not supportive of the requested increase in maximum floor area as the cumulative impact of larger homes on smaller lots will create a greater disparity between this development and the surrounding neighbourhood. If the

applicant makes changes to the lot frontage and areas as requested, their requested increase to the maximum floor area permissions may no longer be required. In order to assess the proposed increase in maximum permitted height, staff will need to review a revised grading plan which responds to the issues raised by both Technical Services and Urban Forestry. Staff will review the applicant's request for an increase in height in the context of other changes requested.

While not requested by the applicant, the definition of 'street' in the zoning by-law states that street "shall mean a Highway as defined by "The Municipal Act", R.S.O. 1960, Chapter 249 and having a minimum width of 20 m". The City currently permits streets having a minimum width of less than 20 metres, and as such a modification to the definition of 'street' would be required in this case, where the street will have a minimum width of 16.5 metres.

Trees

A Vegetation Inventory and Assessment Report was submitted by the applicant, and has been reviewed by Urban Forestry staff. Through their consideration of the preliminary report, Scarborough Community Council directed staff to work with the developer to save as many trees as possible on the site. Most of the trees located on the subject property are proposed for removal as they are in conflict with the proposed road and grading for the proposed development. Tree protection is required for the trees located on City parkland adjacent to the proposed development, and for specified on-site trees. Forestry staff advise that the installation of adequate tree protection zones may involve moving proposed swales outside of the tree protection zones and installing some catchbasins in rear yards. The applicant should review their current grading and tree preservation plans to determine if a greater number of on-site trees located close to property boundaries can be protected and retained, and to illustrate grades of adjacent lands.

Tree planting and replacement plans will be required for this development. The plans should show at least a 3:1 replacement tree ratio for trees protected by the Tree By-law. Where replanting cannot be accommodated on site, cash-in-lieu of planting may be accepted.

A street tree planting plan is required from the applicant. As outlined earlier, the use of double width driveways and utility installations may prohibit street tree planting on Lots 5 to 9. This is not acceptable and it may be necessary to use single width driveways for these lots in order to accommodate street tree planting.

The applicant must address the issue of increased tree protection, retention, and replacement.

Parkland Dedication

Block 19 is proposed to be conveyed as Parkland and combined into the adjacent Wanita Park. Block 19 is 884 square metres (9,510 square feet) in area and constitutes 6.4% of the subject property. This exceeds the 5% parkland dedication required by Parks

Division staff. No compensation will be given for the over-dedication. The location and size of the Block is satisfactory to Parks staff, as it will form an addition to Wanita Park and provide an opportunity for greater visual connection to the undeveloped parkland to the east of the development site.

Storm Water Connections

A revised Functional Servicing Plan was submitted by the applicant in support of their December 2006 revised draft plan of subdivision submission. In order to provide a storm sewer connection from the subject lands, the applicant proposes an overland flow easement for storm water purposes, 6.0 metres (19.7 feet) in width, between Lots 12 and 13 along with a storm sewer that would run through a portion of Block 19 and a portion of Wanita Park, in order to connect to an existing catch basin and storm sewer in Wanita Park that terminates and connects to the main at Lawrence Avenue. Parks staff and Technical Services staff are amenable to this connection subject to satisfactory technical review.

This is a change from the original proposal which had a proposed storm water easement and storm outlet in the general vicinity of proposed Lots 11 and 12 onto the parkland to the east of the site. This was not acceptable to Parks staff and the applicant subsequently revised their plans to illustrate a storm sewer connection through Wanita Park to the south.

Technical Services staff have reviewed the current proposal and, instead of an overland flow easement over Lots 12 and 13, they are recommending these lands be conveyed to the City as an overland flow and storm sewer block. Conveyance of this land to the City would ensure that the area would be accessible at all times for maintenance and that the overland flow swale will remain free of obstructions. Technical Services staff request that a 1.8 metre (6 feet) high chain link fence be provided along the lot lines of Lots 12 and 13 adjacent to the overland flow route. This issue has not been resolved and will have to be addressed by the applicant in consultation with Technical Services, Parks and Planning staff. If conveyed to the City as a block of land, maintenance considerations will need to be addressed between the applicant and the City.

A further consequence of conveying portions of Lots 12 and 13 is that their resulting lot frontages and areas would be reduced.

The applicant would be required to financially compensate the City (Parks, Forestry and Recreation Division) for the use/encumbrance of Block 19 and a portion of Wanita Park for the proposed storm sewer connection. The compensation will be based on the market value of the parkland encumbered as a result of the construction of the storm sewer. The value of the compensation would be determined by staff in Facilities and Real Estate.

Road and Sidewalk

This development proposes the construction of a new public road having a right-of-way width of 16.5 metres (54 feet). This road must be designed and constructed in accordance with City standards including a minimum 12.5 metre minimum curb radius for the turning circle. Transportation Services staff note that it will be difficult for the

Transportation Division's operating divisions to provide City services on the narrower public streets. This includes driveway windrow clearing and sidewalk snow clearing. Should the application be approved at the OMB, Planning Staff will pursue the inclusion of warning clauses in the purchase and sale agreements to be registered on title indicating that these services will not be provided by the City for streets with less than 18.5 metres (60.7 feet) right-of-way widths.

A pedestrian sidewalk having a width of 2.0 metres (6.6 feet) will be required adjacent to the curb extending from Meadowvale Road to proposed Lot 10. The current grading plan does not meet with this requirement, and must be revised.

Grading

A grading plan dated November 2006 has been submitted for review. Further information and revisions are required from the applicant to address concerns raised by the Technical Services Division regarding specific lots and conditions, as well as concerns raised by Urban Forestry staff relating to tree protection. One of several concerns raised by Technical Services includes the proposed grading of Lots 8 and 9. As currently proposed the front yard grades and road grades are about 2 metres higher than the adjacent rear yards of lots fronting onto Wanita Road, this may be undesirable and cause maintenance concerns. The resolution of these issues will require coordination with Technical Services, Parks and the applicant.

Archaeological Assessment

Heritage Preservation Services staff has reviewed the proposal and have indicated that any development of this property has the potential for causing impacts to archaeological resources. They recommend that the applicant undertake and submit for review an archaeological assessment of the entire property prior to zoning by-law amendment approval. Further, they recommend that no soil disturbances including demolition, construction or grading take place prior to the City's Heritage Preservation Unit and the Ministry of Culture have confirmed that all archaeological licensing and technical review requirements have been satisfied.

The applicant has not yet submitted an archaeological assessment.

Draft Plan of Subdivision Approval

In the event that the OMB approves the applications, Planning staff will request standard draft plan of subdivision conditions be included that address the technical requirements of the development including among other matters, the construction of the street and services, tree protection and planting, and grading. A construction management plan will also be required to address the concerns of residents in the adjacent low density neighbourhood.

Development Charges

It is estimated that the development charges for this 18-unit project will be \$187,470. This is an estimate. The actual charge is assessed and collected upon issuance of the

building permit. The amount of development charges may also be reduced as a result of changes to the overall plan which will likely result in the loss of residential unit(s).

CONTACT

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SIGNATURE

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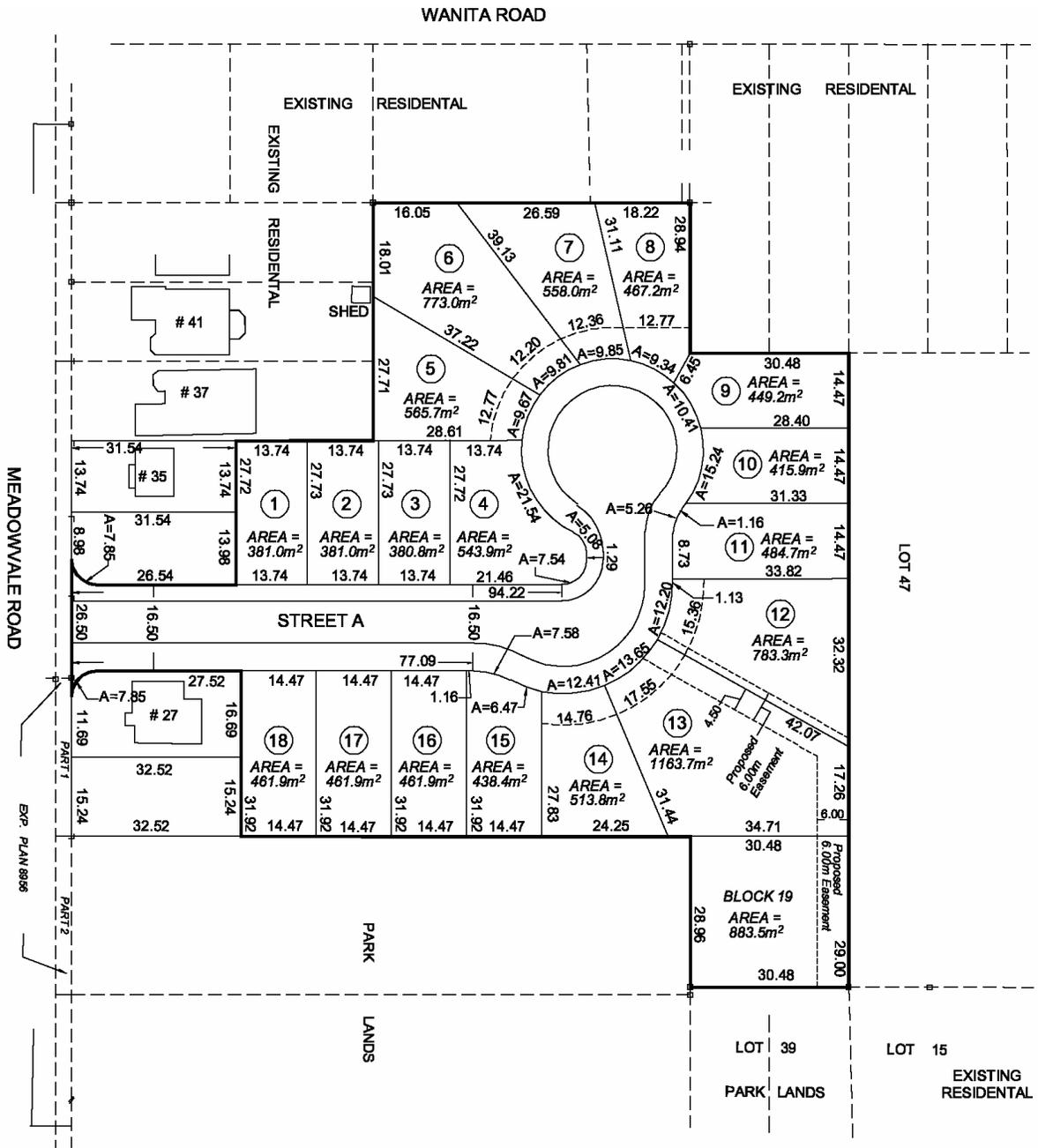
ATTACHMENTS

Attachment 1: Proposed Draft Plan of Subdivision

Attachment 2: Zoning

Attachment 3: Application Data Sheet

Attachment 1: Proposed Draft Plan of Subdivision



Proposed Draft Plan of Subdivision

Applicant's Submitted Drawing

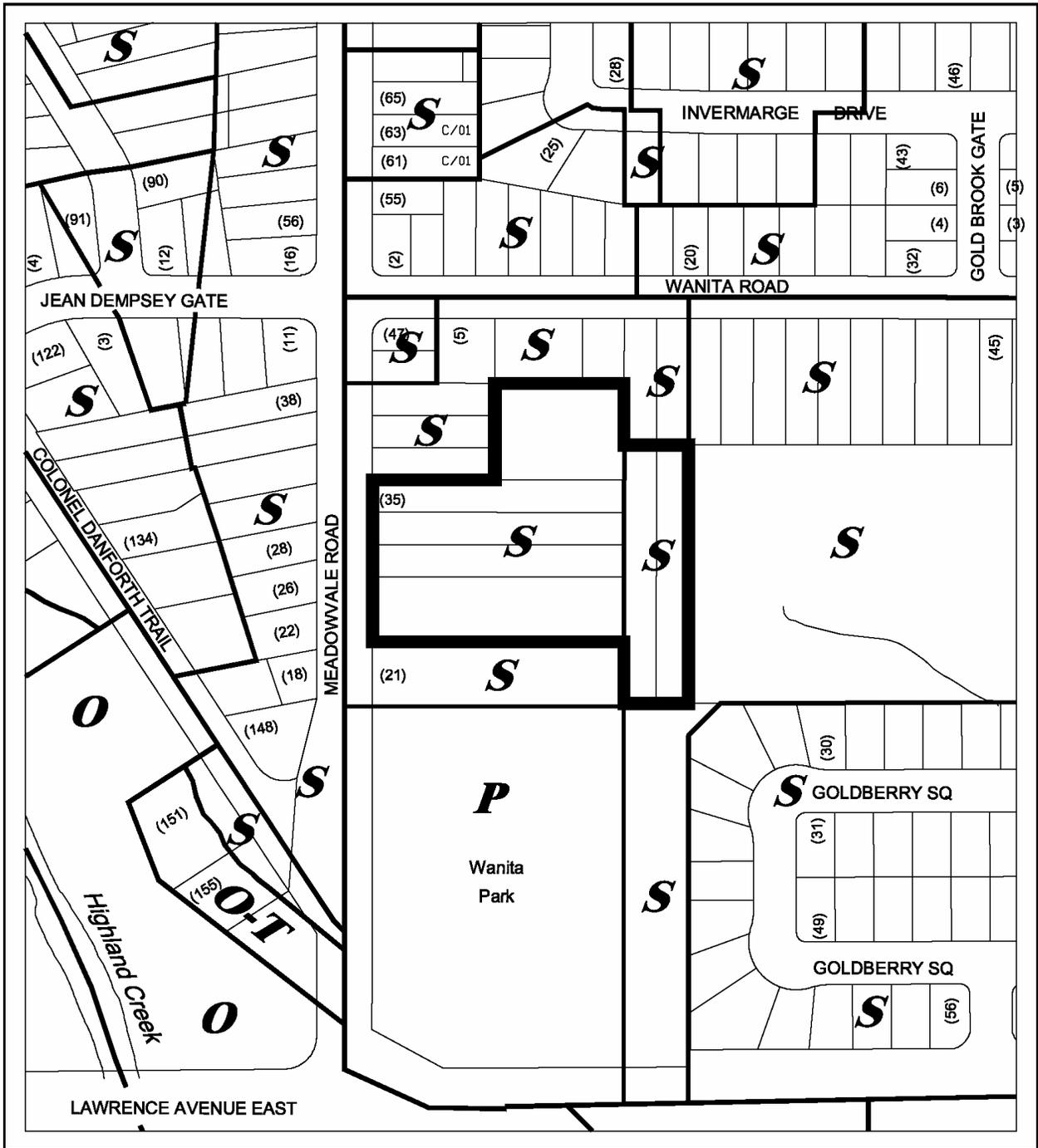
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2/12/07



27-35 Meadowvale Road

File # 06-128385 SB and 06-128381 OZ

Attachment 2: Zoning



TORONTO City Planning
Division
Zoning

27-35 Meadowvale Road
File # 06-128385 SB and 06-128381 OZ

S SINGLE-FAMILY RESIDENTIAL
P PARK
O MAJOR OPEN SPACES
O-T TEMPORARY MAJOR OPEN SPACES

Centennial Community By-law
Not to Scale
8/22/06
↑

Attachment 3: Application Data Sheet

Application Type	Rezoning, Subdivision	Application Number:	06 128381 ESC 44 OZ 06 128385 ESC 44 SB
Details	Rezoning, Standard	Application Date:	April 24, 2006

Municipal Address: 27 – 35 MEADOWVALE RD, TORONTO ON
 Location Description: PL 2770 PT LTS 21, 22, 23, 24, 48
 Project Description: 18 lots fronting onto a new 16.5 metre public cul-de-sac

Applicant:	Agent:	Architect:	Owner:
LORELEI JONES & ASSOCIATES LORELEI JONES			2058460 ONTARIO INC.

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	S-Single Family Residential	Historical Status:
Height Limit (m):		Site Plan Control Area: N

PROJECT INFORMATION

Site Area (sq. m):	14,488	Height:	Storeys:	2
Frontage (m):	16.5		Metres:	10
Depth (m):	118			
Total Ground Floor Area (sq. m):	1789			Total
Total Residential GFA (sq. m):	3451		Parking Spaces:	72
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	3451			
Lot Coverage Ratio (%):	32.9%			
Floor Space Index:	not available			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Freehold			
Rooms:	0	Residential GFA (sq. m):	3451	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	18	Institutional/Other GFA (sq. m):	0	0
Total Units:	18			

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