

**8 Fieldway Road – Zoning Amendment Application –
Final Report**

Date:	January 25, 2012
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 5 – Etobicoke-Lakeshore
Reference Number:	11 248812 WET 05 OZ

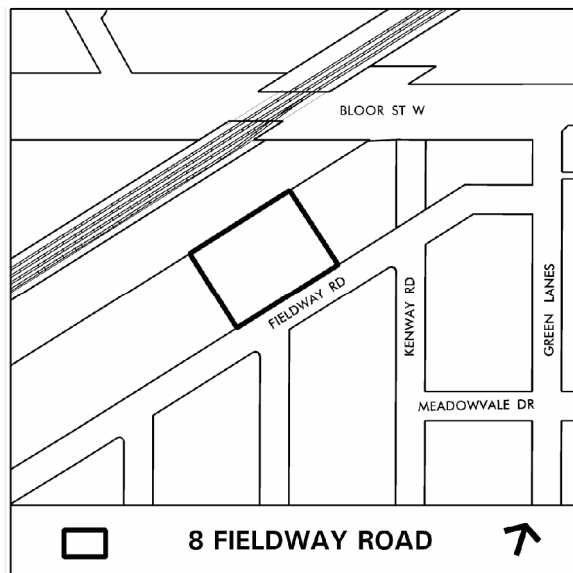
SUMMARY

This application proposes the construction of a 6-storey, 110 unit condominium building at 8 Fieldway Road. This report reviews and recommends approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 963-2006 for the lands known municipally as 8 Fieldway Road, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required
3. Before introducing the necessary Bills to City Council for enactment, require the Owner:



- a) to revise the Functional Servicing Report and re-submit to the Executive Director of Technical Services for review and acceptance.
- b) to enter into a financially secured development agreement for the construction of any improvements to municipal infrastructure, should it be determined that upgrades are required, according to the Functional Servicing Report accepted by the Executive Director of Technical Services.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

A rezoning application for 2 Fieldway Road, which at the time also included 8 Fieldway Road, was approved by City Council in 2006 to permit the conversion of an existing office building on the site to a 13-storey residential building known as 2 Fieldway Road, as well as to construct 14 new townhouse units. The conversion of the office building to residential uses is complete and the building is occupied. The proposed townhouses have not been constructed.

In 2009, the applicant proposed to construct a 6-storey senior's residence on the portion of the site that was zoned for 14 townhouse units. A site plan approval application was submitted in September 2009, however final approval was never issued as the applicant decided not to proceed with the proposal.

Pre-Application Consultation

In early 2011, the applicant proposed to construct a 6-storey residential condominium building on the portion of the site that remains zoned for 14 townhouse units.

Pre-application consultation meetings were held with the applicant to discuss the appropriate application process for their proposal and complete application submission requirements.

ISSUE BACKGROUND

Proposal

The application proposes to construct a 6-storey building at 8 Fieldway Road, with approximately 110 residential units and 98 parking spaces. The proposed building is to be L-shaped, with the front elevation facing Fieldway Road and then wrapping around to the west side of the site. A stepback of 1.85 metres is proposed above the 5th floor on the Fieldway Road elevation. Through this proposal, the applicant is proposing a density of 2.3 times the lot area.

Vehicle access is proposed on the east side of the proposed building via a mutual driveway with the existing 13-storey residential building on the site.

There is an existing single storey below grade parking structure that takes up most of the site, including the 13-storey building site. There is also a surface parking lot located behind the location of the proposed building. Both of those parking facilities currently provide parking for the 13-storey building. To accommodate the parking requirements of the proposed building, a two-storey above-grade parking structure is proposed to be constructed behind the building over the surface parking area (Attachment 1).

Indoor amenity space for the building is proposed to be provided on the 4th floor connecting to an outdoor amenity area of approximately 585 square metres located on the roof of the proposed parking garage.

Site and Surrounding Area

The site is generally located in the southwest quadrant of Fieldway Road and Bloor Street West. The site is slightly irregular and approximately 0.89 hectares in size. The frontage of the site is along Fieldway Road. There is also an existing Toronto Hydro and TTC access easement over the area of the proposed driveway at the south edge of the site.

The surrounding land uses are:

North: Hydro One corridor, Bloor Street West, CP rail corridor, and Bloor-Danforth TTC subway line.

South: Fieldway Road and single detached dwellings.

East: The existing 13 storey converted tower, Kenway Park and single family dwellings.

West: Light industrial uses and Hydro One corridor.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The site is designated *Mixed Use Area "A"* in the Etobicoke Centre Secondary Plan (ECSP). *Mixed Use Areas* will absorb much of the intensification in the City and this designation allows for a broad mix of residential, commercial and institutional uses in single use or mixed use buildings. The Official Plan provides for development criteria for *Mixed Use Areas* that create a balance between uses; locate and mass new buildings

to provide a transition between areas of differing development intensity and scale; locate and mass new buildings to frame streets; provide a safe, attractive and comfortable pedestrian environment; and take advantage of nearby transit. The ECSP supplements these criteria with a requirement for a range of uses and development to be designed to take advantage of nearby transit services.

Zoning

The lands are zoned Etobicoke Centre 2 (EC2) under Site Specific By-law 963-2006 which permits the existing 13-storey residential building and 14 townhouse units.

Site Plan Control

A Site Plan Control application for the previous 6-storey seniors' building was submitted in September 2009 (File # 09 172070 WET 05 SA). The building location and massing, arrangement of vehicle and servicing areas for the seniors' building is generally consistent with the 6-storey residential building proposed by this earlier application and will be revised as necessary to reflect this proposal.

Reasons for Application

The proposed 6-storey residential building is not permitted by the existing site specific zoning. A zoning by-law amendment is required to implement the development proposal.

Community Consultation

A community consultation meeting was held on September 29, 2011. Concerns raised by the neighbours included: operation of the intersection of Bloor Street West and Green Lanes with the increase in traffic; additional traffic on neighbourhood streets; loss of view and privacy.

Agency Circulation

The application was circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the PPS. The infill development project promotes the efficient use of land, reduces land consumption and utilizes existing services and infrastructure.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe by directing development to a built up area and is within walking distance of the subway. In addition, the site is within the Etobicoke Centre, a designated Urban Growth Centre in the Growth Plan for the Greater Golden Horseshoe. Metrolinx, the Province's regional transportation agency has designated the Etobicoke Centre as a Mobility Hub in the Regional Transportation Plan.

Land Use

The site is designated *Mixed Use Area "A"* in the Etobicoke Centre Secondary Plan (ECSP). The ECSP calls for concentrating housing and employment in the Centre to better utilize public transit and other infrastructure that currently exists. The site is located in the Fieldway Road Area of the ECSP which determined that these lands, in close proximity to the subway, would be appropriate for small to medium scale development.

The proposed 6-storey residential building is an appropriate land use as it conforms with the land uses contemplated in the Official Plan and the ECSP. The previous zoning application considered residential uses appropriate at this location. The proposal to develop a 6-storey residential building is consistent with the intensification policies in the Official Plan and the ECSP. The mid-rise building provides an edge to the residential neighbourhood along the hydro corridor and assists in buffering noise from the rail corridor.

Density, Height, Massing

The proposal will have a height of 6-storeys and 21 metres and have a density on the site of 2.3 times the lot area of 8 Fieldway Road, if it were considered on that portion of the site only. The combined density on the entire site including the existing tower at 2 Fieldway Road and the proposed building at 8 Fieldway Road would be 3.3 times the lot area, mainly due to the conversion of the existing high rise tower. The proposed height of 21 metres is an increase from the approved townhouse proposal and the height limit of 15 metres in the Zoning By-law. The nominal increase in height provides for a transition from the tower and provides additional shielding from the rail corridor to the neighbouring houses.

The building is "L" shaped with frontage onto Fieldway Road. The applicant is proposing the units at grade would have individual access thereby reflecting the residential scale and character of the area. Parking will be in the above grade garage in the crook of the "L", at the rear of the property and will not be visible from the street.

The applicant submitted a sun/shadow study. The study indicates that shadows onto the existing 13-storey building will occur for the most part late in the day as the sun moves westward.

The development of a 6-storey building on a site with an existing 13-storey building will have an impact. However, this has been minimized by locating the 6-storey building to the front of the property, so that the two buildings are not side by side. Some of the lower units on the west side of the existing 13-storey building will have a change in view and will be looking into the new 6-storey building and parking garage. However, as the garage will be two storeys in height and located 15 metres from the existing building the impact is minimal. Staff will continue to work with the applicant at the site plan to achieve good building design on the garage elevations.

Traffic Impact, Access, Parking

The applicant submitted a Traffic and Parking Update Report to address the change from their original report for 41 townhouses to a 6-storey, 110 unit residential building. It should be noted that while the original proposal was for 41 townhouses, only 14 were approved in By-law 963-2006. The Traffic Update Report deals with the increase and building change from the 41 townhouse to the 110 unit mid-rise building. The report concluded that the change from townhouses to mid-rise development would result in 15 additional trips per hour in the peak hour over and above the originally proposed 41 townhouses. The report concluded that the increase would not negatively impact the existing street operations. Transportation Services concur with the consultant's traffic assessment.

Vehicular access to the site will be through the existing driveway from Fieldway Road and will be shared with the existing tower development. A total of 98 parking spaces will be provided for the development in two levels of above-grade parking. The parking garage is located in the interior of the site and is not visible from Fieldway Road. Amenity areas are located on the roof of the parking garage. The location of the garage on the site provides some noise buffering from the railway operations for the development and the residential neighbourhood to the south.

At the community meeting residents raised a concern with the operation of the traffic control signals at the intersection of Bloor Street West and Green Lanes. This intersection is the major point of access for the neighbourhood from Bloor Street West. Residents described "lengthy" delays waiting for a northbound green signal at the south intersection approach. Transportation Services advises that the signal is timed to give priority to Bloor Street West, the major arterial roadway, but will examine opportunities to amend the signal timing to optimize delays to cross street traffic.

Residents further advised that operations at this intersection are often "congested", as access to the Beer Store on the south side of Bloor Street West is from Green Lanes and that this driveway is located very close to the intersection. As this is the only access to the Beer Store, vehicles queue to enter the Beer Store driveway from Green Lanes, creating conflicts with northbound vehicles waiting for the green signal at the south intersection approach. Transportation Services also advises that this situation has existed for many years, and that given the current building configuration there is little opportunity to change the driveway design or location without significant negative impact on the Beer Store property.

Parking for the existing 13-storey tower is currently both underground and at-grade. The new mid rise building will be located where the current at-grade parking is. The applicant is negotiating with TTC for temporary use of a portion of the TTC parking lot in the Hydro Corridor at the rear of the site to be used for parking during construction of the new building. Once construction is complete, parking would be available on site. This requirement is set out in the By-law and will therefore need to be satisfied prior to the issuance of any building permit..

The applicant indicates that the existing 2 loading and storage facilities for Phase 1 will also be used to service this development and will be secured in the Shared Facilities Agreement. This is acceptable to Transportation Services.

Servicing

The applicant submitted a Functional Servicing Study including a Stormwater Management Report to support the proposed development. Technical Services has reviewed the report and requires revisions prior acceptance.

Electromagnetic Fields

As the site is located next to the Hydro Corridor an Electromagnetic Fields Study was requested and submitted by the applicant. The City of Toronto encourages actions that can increase protection or reduce exposures at little or no additional cost when there is uncertainty about possible risks. The report made suggestions to reduce exposure as follows;

Locate units for residents more likely to have children away from the highest field areas. The proposed plans indicate one bedroom units closest to the elevated magnetic fields and therefore concludes that these units will not be occupied by families.

Locate electrical conductors away from high occupancy areas; and

Locate electrical equipment away from children's living space.

Toronto Public Health has reviewed the plan and concurs with the recommendations provided by the consultant and accepted by the developer.

Noise

A Noise and Vibration Study was undertaken by the applicant. The significant noise sources were determined to be rail traffic from the CP rail line and road traffic from Bloor Street West. The study concludes that traffic and rail noise result in sound level excesses at some facades which must be mitigated by including suitable glazing. The outdoor amenity area exceeds levels so a barrier will be required. The development must be air conditioned so windows cannot open. Appropriate warning clause should be placed on title and in each offer of purchase and sale. These items will be included in the site plan review.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. The lands which are the subject of this application are in an area with 0.43-0.79 hectares of local parkland per 1,000 people as per Map 8B/C of the Official Plan. This represents the second lowest quintile of parkland provision. The site is within the boundaries of the Etobicoke Centre Secondary Plan.

The application proposes 110 residential units. At the alternative rate of 0.5 hectares per 300 units specified in the Etobicoke Centre Secondary Plan, the residential parkland dedication requirement is 0.183 hectares or 20.6% of the proportionate residential site area. However, sites that are less than 1 hectare in size, a cap of 20% is applied to the residential portion (0.178 hectares.).

If the development application is approved, the applicant proposes to satisfy the parkland dedication requirement through cash-in-lieu payment. Parks, Forestry and Recreation has confirmed this is appropriate due to the development being located near Kenway Park. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

Toronto Green Standard

For applications received before January 31, 2010 the TGS is applied on a voluntary basis. This application is an extension of the site plan application filed in 2009. The applicant has submitted the TGS form indicating compliance with 29 out of 40 TGS standards through automobile infrastructure, cycling infrastructure, pedestrian infrastructure, reducing urban heat island, encourage tree growth, providing no reflective glazing for the first 12 metres of the building, minimize light pollution and dedicated areas for collection and storage of waste.

Development Charges

It is estimated that the development charges for this project will be \$1,236,400 (2011 rates). This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

CONTACT

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SIGNATURE

Thomas C. Keefe
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Elevations: South and West

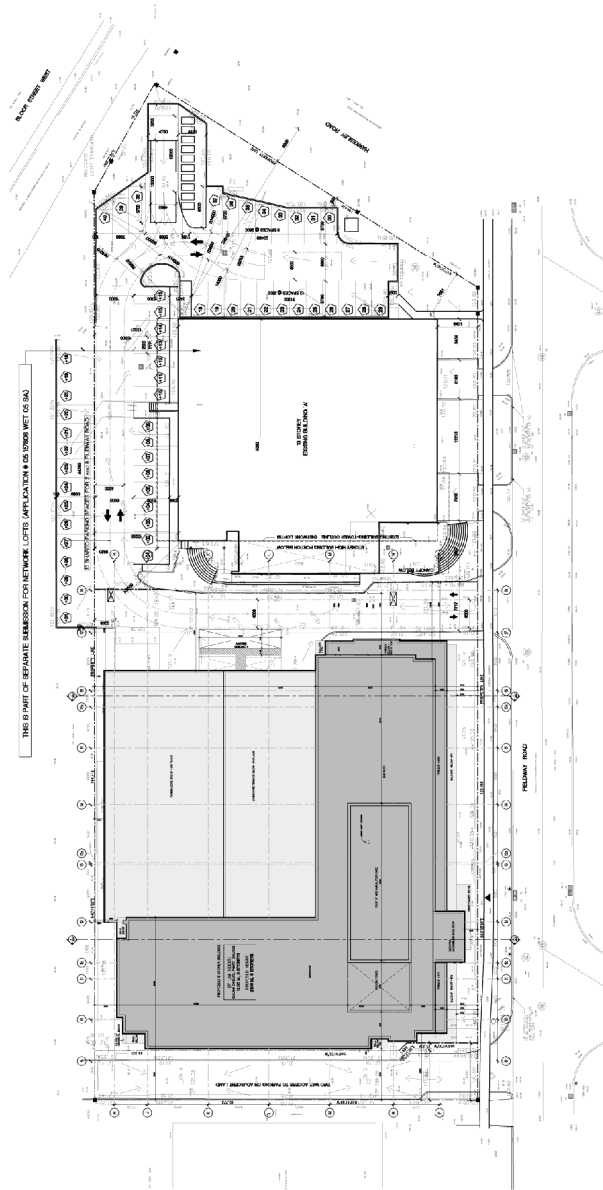
Attachment 3: Elevations: North and East

Attachment 4: Zoning

Attachment 5: Application Data Sheet

Attachment 6: Draft Zoning By-law Amendment

Attachment 1: Site Plan



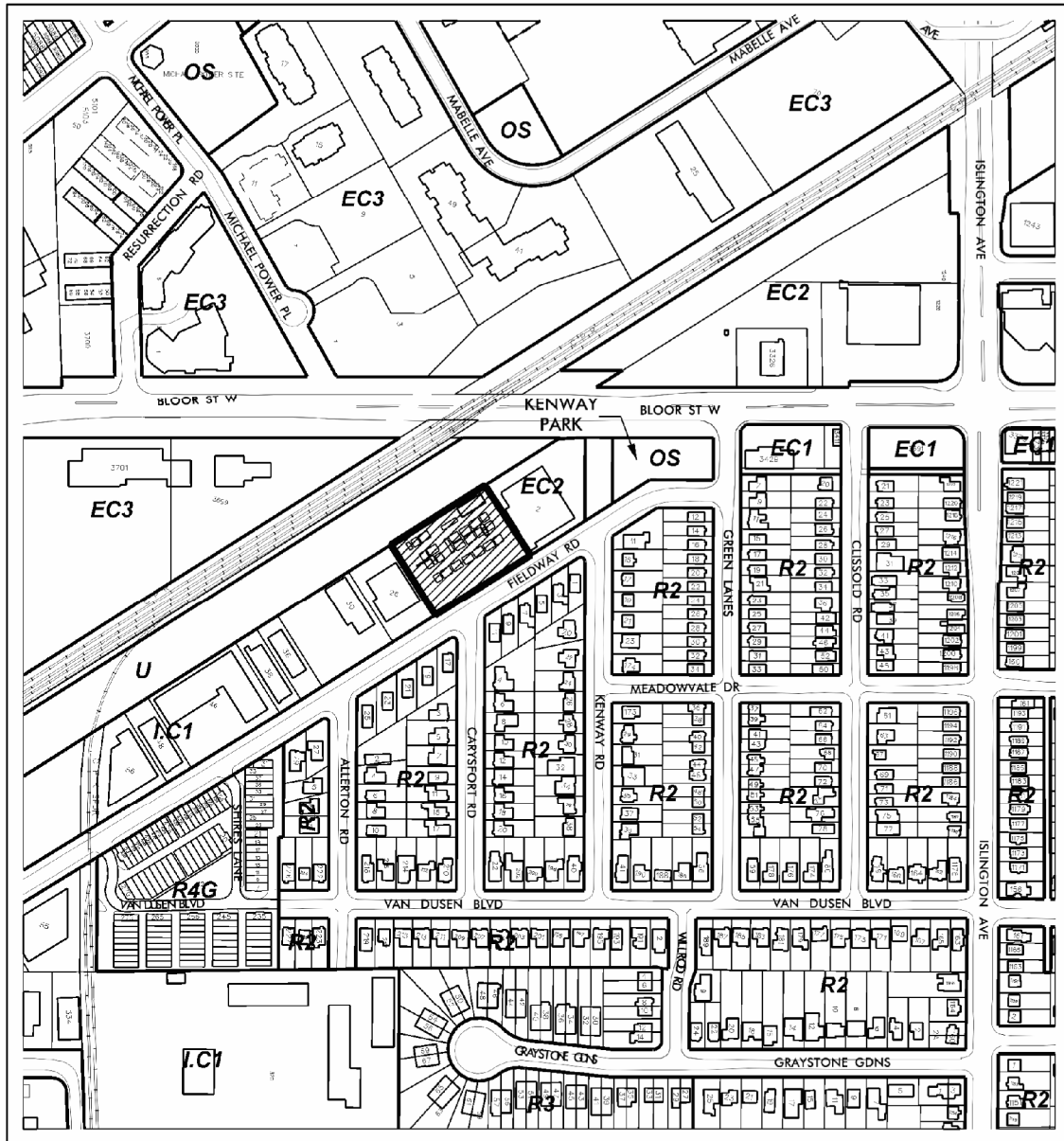
8 Fieldway Road

Site Plan
Applicant's Submitted Drawing

Not to Scale
08/09/2011

File # 11 248812 WET 05 0Z

Attachment 4: Zoning



8 Fieldway Road
File # 11 248812 WET 05 02

- R2 Residential Second Density
- R3 Residential Third Density
- R4G Residential Fourth Density Group
- I.C1 Industrial Class 1
- U Utilities

- OS Public Open Space
- EC1 Etobicoke Centre One
- EC2 Etobicoke Centre Two
- EC3 Etobicoke Centre Three



Not to Scale
Zoning By-law 11,737 as amended
Extracted 08/09/2011

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	11 248812 WET 05 OZ
Details	Rezoning, Standard	Application Date:	July 29, 2011

Municipal Address: 8 FIELDWAY RD
 Location Description: **GRID W0506
 Project Description: Proposed 7 storey condominium apartment building containing 110 residential units.

Applicant:	Agent:	Architect:	Owner:
CORNACCHIA PLANNING SERVICES INC.			FINER SPACE (FIELDWAY) CORPORATION

PLANNING CONTROLS

Official Plan Designation:	Site Specific Provision:	By-Law 963-2006
Zoning:	Historical Status:	
Height Limit (m):	Site Plan Control Area:	

PROJECT INFORMATION

Site Area (sq. m):	3839	Height:	Storeys:	6
Frontage (m):	81		Metres:	21
Depth (m):	60			
Total Ground Floor Area (sq. m):	3415.3			
			Total	
Total Residential GFA (sq. m):	8933.1		Parking Spaces:	99
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	8933.1			
Lot Coverage Ratio (%):	88.9			
Floor Space Index:	2.3			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	8933.1	0
Bachelor:	1	Retail GFA (sq. m):	0	0
1 Bedroom:	88	Office GFA (sq. m):	0	0
2 Bedroom:	21	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	110			

CONTACT:	PLANNER NAME:	Kathryn Thom, Senior Planner
	TELEPHONE:	(416) 394-8214

Attachment 6: Draft Zoning By-law Amendment

CITY OF TORONTO

BY-LAW No. _____-2012

To amend By-law 963-2006, which amended Chapters 320 and 324 of the former City of Etobicoke Zoning Code, as amended, and By-law No. 1088-2002, as amended, respecting lands municipally known as 2 and 8 Fieldway Road.

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The lands that are subject to this By-law are the EC2 zoned lands as described in Schedule “A” attached hereto.
2. Notwithstanding the provisions of By-law 963-2006, or the Etobicoke Zoning Code, or By-law No.1088-2002 (The Etobicoke Centre Zoning By-law), the following development standards shall be applicable to the lands zoned (EC2) as described in Schedule “A” attached hereto:

A. Permitted Uses

Residential uses, which shall include a maximum of two (2) apartment buildings, or one apartment building and 14 townhouses and accessory uses such as day nurseries. A temporary sales office shall also be permitted.

B. Building Setbacks

The minimum building setbacks shall not be less than the measurements shown on Schedule “B” attached hereto.

Parking structures, storage rooms, locker rooms and public amenity areas beneath the ground floor may have a zero (0) metre building setback.

C. Projections

Required building setbacks shall not be obstructed by any construction other than the following:

- (i) minor projections, as defined, extending a maximum of 2.0 metres from any exterior wall of a building provided they do not encroach onto abutting properties.
- (ii) open at grade landscape terraced areas and patios are permitted within any building setback contained in this By-law.
- (iii) covered or uncovered structures, stairs and ramps leading from the underground parking garage are permitted.

D. Density

The maximum Gross Floor Area (GFA) shall be 3.3 times the lot area.

The maximum number of units permitted in Building “A” shall be 205 units.

The maximum number of units permitted in Building “B” shall be 110 units or 14 townhouses.

E. Lot Frontage

No minimum or maximum lot frontage is required.

F. Lot coverage

No minimum or maximum lot coverage is required,

G. Building Heights

- (i) Building “A” shall maintain a maximum building height of thirteen (13) storeys or 54 metres, excluding the mechanical penthouse.

For the purpose of this By-law, the loft units or 2 level units, shall be deemed to be one storey.

- (ii) Building “B” shall maintain a maximum height of 6 storeys or 21.0 metres, excluding the mechanical penthouse.

- (iii) Building “B” shall maintain a maximum height of 22.0 metres for that portion of the building containing the elevators.
- (iv) The mechanical penthouse shall have a maximum height of six (6) metres above the maximum building height.

H. Miscellaneous

- (1) Amenity space shall be provided at a rate of one and one half (1.5) square metres of indoor and/or outdoor residential amenity space, as defined, for each dwelling unit, and such space may be located at grade or above grade.
- (2) Ground floor dwelling units located in Building “B” may have direct dwelling unit access from Fieldway Rd and/or direct access to an internal corridor.
- (3) During construction of Building “B”, 57 residential parking spaces belonging to Building “A”, may be temporarily relocated, provided the temporary parking area, to the satisfaction of the Executive Director, Technical Services and subject to;
 - a) is located within 300 metres of the lands described in Schedule “A”.
 - b) clearly designated by conspicuous signage for the use by the Lessee;
 - c) surplus to the donor's site parking requirements; and
 - d) a lease for the duration of the construction.
- (4) During construction of Building “B”, one handicapped visitors parking space belonging to Building “A”, may be temporarily relocated to a location either within the lands described in Schedule “A”, or to a location on lands adjacent to the lands described in Schedule “A”. Any temporary relocation is subject to the conditions in Section 2. H. (3) above.

3. The following parking standards shall be applicable to the lands described Schedule “A” hereto.

A. Vehicular Parking - Building “A”

Vehicular parking shall be provided on the basis of 1.08 parking spaces per unit, of which 0.08 parking spaces per unit are to be used for visitor parking.

Visitor parking may be provided on the surface or below grade in an underground parking garage.

B. Vehicular Parking - Building “B”

Vehicular parking shall be provided on the basis of 0.80 parking spaces per unit for resident parking, and 0.08 parking spaces per unit for visitor parking.

Resident and visitor parking may be provided on the surface or above grade on a multi-level parking deck.

C. Parking Spaces

Parking spaces shall have a minimum dimension of 5.7 m in length by 2.6 m in width.

D. Bicycle Parking - Building “A”

Two hundred and five (205) bicycle parking spaces shall be provided in the locker rooms in Building “A”.

E. Bicycle Parking - Building “B”

Bicycle parking spaces shall be provided in the locker rooms or dedicated storage rooms in Building “B” at a minimum rate of 0.75 spaces per unit for residents, of which 0.20% of such bicycle parking spaces shall be for visitors.

4. For the purposes of this By-law, the following definitions shall apply.

“Minor Projections” means minor building elements which may project from the main wall of the building into required yards, including but not limited to roof eaves, window sills, railings, cornices, guard rails, balustrades, porches, balconies, curtain walls(s), and bay windows.

“Height” shall mean the vertical distance between grade and the highest point of the roof surface of the building, but shall exclude mechanical equipment, mechanical penthouses, parapets, stairs and stair enclosures located on the roof of the building.

“Grade” shall mean the average elevation of the natural, unaltered elevation of the ground level at the intersection of the side lot lines and the minimum front yard setback.

“Indoor Residential Amenity Space” shall mean a multi-purpose room or contiguous multi-purpose rooms, at least one of which contains a kitchen and a washroom.

“Gross Floor Area” shall mean the same meaning as the Etobicoke Zoning Code definition contained in Section 304-3, except that the following areas shall also be

excluded: mechanical floor area; indoor day nurseries/community facilities; and indoor amenity areas. For the purposes of this definition, “mechanical floor area” shall mean a room or enclosed area including its enclosing walls that is used exclusively for accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunication equipment that serves the building.

5. Notwithstanding the definition of “lot” in Section 304-3 of the Etobicoke Zoning Code, the standards of this By-law shall apply collectively to the EC2 lands identified in Schedules “A” and “B” attached hereto in their entirety and nothing in this By-law shall preclude the apartment buildings from being divided into separate parcels and registered as separate condominium corporations or preclude the townhouse dwelling, row dwelling or group dwelling units from being divided into individual lots within the meaning of the *Planning Act*.
6. For the purposes of this By-law, townhouse dwelling units shall be defined as "multiple dwellings consisting of a series of attached dwelling units each having direct access from the outside, and shall include group dwellings and row dwellings".
7. For the purposes of this By-law, the provisions of this By-law shall apply collectively notwithstanding the future subdivision of these lands.
8. Where the provisions of the Etobicoke Zoning Code and By-law 1088-2002 conflict with the provisions of this By-law, the provisions of this By-law shall prevail.
9. All provisions regarding fencing shall be subject to the City of Toronto Municipal Code Chapter 447, Fences.
10. Schedule “B” of By-law 963-2006 is deleted.
11. Subsection 6 of By-law 963-2006 is deleted.
12. Chapter 324, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this By-law by adding the following to Section 324-1, Table of Site Specific By-laws:

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
_____ - 2012	Lands known Municipally as 2 and 8 Fieldway Rd.	To amend By-law 963-2006

ENACTED AND PASSED this _____ day of _____, A.D. 2012.

ROB FORD,
WATKISS
Mayor

ULLI S.
City Clerk

