

5509 Dundas Street West – Zoning By-law Amendment Application – Preliminary Report

Date: December 14, 2018

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: Ward 3 - Etobicoke-Lakeshore

Planning Application Number: 18 133602 WET 05 OZ

SUMMARY

This report provides preliminary information and an early opportunity to raise issues for follow-up with regard to the application. It seeks Community Council's direction on the community consultation process and indicates the expected timing for a Final Report to City Council. The application has been circulated to all appropriate agencies and City divisions for comment and a staff review of the application is underway.

This application proposes to construct a 12-storey (37.2 metres high, excluding mechanical penthouse), mixed-used purpose-built rental building containing 114 units at 5509 Dundas Street West. The building would also contain 93m² of commercial uses at grade and have a total of 9,084 m² of gross floor area, representing a density of 5.05 times the area of the lot. A total of 98 vehicular parking spaces are proposed in a 4 level below grade parking garage.

The applicant requested a pre-application consultation meeting for assistance in defining the requirements for application submission. Staff held the meeting with the applicant on October 5, 2017.

The application was submitted on March 27, 2018. A notice of Complete Application with regard to the application was issued on April 26, 2018.

A community consultation meeting is anticipated to be held in the first quarter of 2019. A Final Report will be submitted for City Council's consideration following community consultation; the resolution of outstanding issues related to this application; and the holding of a statutory Public Meeting under the *Planning Act*. The approval target timeline for the Final Report is the third quarter of 2019.

As outlined in this report, City Planning staff have identified concerns with the proposal, with respect to the built form, building height, massing, angular plane, transition, separation distances, setbacks, stepbacks, the provision of affordable housing and a

rear public laneway. These issues and all additional matters that arise through the development review process will need to be addressed prior to submission of the Final Report to City Council.

Please note that in the absence of these issues being resolved and where staff will not be in a position to recommend approval or refusal of the application, an Interim Directions Report will be submitted to City Council for decision, prior to the expiration of the statutory review period in the *Planning Act* for this planning application.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 5509 Dundas Street West together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the statutory public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

FINANCIAL IMPACT

The Recommendations in this report have no financial impact.

DECISION HISTORY

Dundas Street West/Highway 427 Planning Framework Study

The City initiated a Planning Framework Study in 2007 to assess the future development of the lands on the north and south side of Dundas Street West between Highway 427 and Shorncliffe Road. The Dundas Street West/ Highway 427 Planning Framework Study was undertaken by a consultant team hired and managed by the City to address the appropriate land uses, densities, building heights and built form for the redevelopment of the *Mixed Use Areas* and *Employment Areas* located north of the CPR Railway Line between Highway 427 and Shorncliffe Road. The Planning Framework Study was completed in 2011 and concluded that mixed use 2-6 storey and 6-11 storey buildings would be the appropriate land uses and built form on Dundas Street West, among other matters.

There was extensive community consultation throughout the study with input from the area land owners. As a result of the study, the City adopted Official Plan Amendment

156 for the lands south of Dundas Street West, including the subject lands, and Official Plan Amendment 157 for the lands north of Dundas Street West.

Official Plan Amendment 156 (SASP No. No. 367)

OPA 156 (By-law No. 990-2011) applies to the lands on the south side of Dundas Street West between Highway 427/Vickers Road and Shorncliffe Road. OPA 156 implements the recommendations of the Dundas Street West/Highway 427 Planning Framework Study and was intended to resolve the related Official Plan Amendment applications submitted by the owners of the adjacent Honeydale Mall and Metro lands to the west.

OPA 156 established a mid-rise built form context for the redevelopment of the Dundas Street West frontage with the land use being primarily residential to the east of The East Mall, which includes the subject lands, and office/employment uses to the west of The East Mall. Development is to be supported by a public street network and organized around a centrally located public park (see Attachment 7: Dundas Street West/Highway 427 Study Map 1). Built form and public realm policies provide direction to inform the preparation of implementing zoning. Policies on transportation, phasing, community services and facilities, affordable housing, municipal infrastructure and holding provisions identify key matters to be addressed in the development of the lands.

Official Plan Amendment 156:

- Amended the Official Plan by redesignating the lands on the south side of Dundas Street West and east of The East Mall to *Mixed Use Areas*, which includes the subject site while maintaining the *Employment Areas* designations on the lands west of The East Mall;
- Added roads to Schedule 2 of the Official Plan, Planned but Unbuilt Roads, to reflect the key public roads and road segments that are required to support development;
- Added Site and Area Specific Policy No. 367 that identifies key objectives for development and established policies related to public realm and built form, transportation and development phasing, community services and facilities, municipal infrastructure and holding zones; and
- Included Map 1 which illustrates the structure plan for the area identifying public streets and a centrally located public park.

Metro, the owner of the properties at 5559 Dundas Street West and 25 Vickers Road, and Azuria Group, the owner of the at properties 5555 Dundas Street West and 10 Shorncliffe Road, both appealed City Council's approval of Official Plan Amendment 156. The Azuria Group lands are adjacent, and to the south of the subject lands. In an Ontario Municipal Board decision dated March 26, 2012, a settlement was approved that facilitates the redevelopment of the lands into a mixed-use and employment

community that differs from the Dundas Street West/Highway 427 Planning Framework Study by: realigning the road network; increasing maximum building heights for properties along the Dundas Street West frontage to 27 metres; and increasing maximum densities, among other matters. The Board withheld its Order pending fulfillment of the conditions contained in the decision issued on March 26, 2012.

On May 2, 2014, the Board issued a further Order with respect to the Metro lands allowing the appeals in part, but continuing to withhold its Order with respect to the remaining appeals of Metro and Azuria, pending fulfillment of the conditions contained in the decision issued on March 26, 2012.

ISSUE BACKGROUND

Application Description

The application proposes the development of a 12-storey (37.2 metre high, excluding mechanical penthouse), mixed-use purpose-built rental building with commercial uses at grade on the south side of Dundas Street West and west of Shorncliffe Road. A total of 8,991 m² of residential gross floor area is proposed, along with a commercial gross floor area of 93 m², for a proposed total of 9,084 m². The proposal would have a density of 5.05 times the area of the lot. As there is a grade change of approximately 3 metres from the north to the south end of the property, a partial level is proposed at the rear of the site accommodating the outdoor amenity area which transitions into the P1 parking level at the north end of the site.

A total of 114 units are proposed having a unit mix of 54 (47%) 1-bedroom, 53 (47%) 2-bedroom and 7 (6%) 3-bedroom units.

The proposed building setbacks for levels 1 and 2 range from 2.8 to 8 metres on the north, 2.5 to 4.3 metres on the south, zero metres on the east and zero to 10 metres on the west. The building would have varying setbacks on levels 3 and 4, 5 to 9 and 10 to 12 (see Attachments 9-11 for the building elevations).

The balcony depths and locations are proposed as: 1.5 metres on the north and south elevations from the 4th to 9th levels; 1.5 metres on the east and west elevations at the 4th level; and 2.5 metres on the 5th to 9th levels. No balconies are proposed on the 1st, 2nd and 3rd levels.

The retail space would be located at the northwest corner of the building with one entrance at ground level. The residential entrance is proposed in the centre at the front of the building, with two stairwell doors located on the northeast corner for residential purposes. A 6 metre wide vehicular driveway is proposed from Dundas Street West running in a north-south direction, and terminating at a ramp leading to the underground parking. An internalized Type G loading space is proposed approximately 21 metres along the driveway. A pedestrian walkway running parallel to the driveway would extend from the Dundas Street West frontage to the loading area.

The Dundas Street West public sidewalk would include a 2.1 metre wide clearway within an overall boulevard width of 4.3 metres from the north property line to the curb, which would also accommodate a 12.1 metre long planter wall with three new trees and two wood seating areas. Also, three new trees are proposed in planting beds and interlock paving treatment in front of the building.

A total of 98 vehicular parking spaces would be provided on 4 underground levels, including 4 accessible spaces (1 on each level) comprised of 86 residential and 12 visitor spaces. There are 112 long-term bicycle parking spaces proposed to be located on the second level with bicycle storage. A total of 12 short-term bicycle rings are proposed at ground level at the front of the building, and 4 retail bicycle spaces are proposed to serve the commercial use.

An indoor amenity space of 614 m² is proposed to be located on the second level at the rear of the site connecting via a stairwell, to a 272 m² outdoor amenity area below having four new trees, interlock paving, additional soft landscaping elements and a dog run. A green roof with an area of 315 m² would be provided at 61 per cent of the overall roof area (see Attachments 1 and 8: Application Data Sheet and Site Plan).

The current proposal represents a second submission by the owner. The key revisions include: a reduction in building height by 1-storey; an overall reduction in gross floor area by 393 m², and a reduction in the number of vehicular parking spaces. However, the number of residential units remains the same.

Site and Surrounding Area

The subject lands are located on the south side of Dundas Street West, west of Shorncliffe Road (see Attachment 2: Location Map). The subject site has a frontage of approximately 30.5 metres and a depth of 59 metres with an overall area of 1,800 m² and is in the shape of a parallelogram. The site is currently being used as a commercial parking lot.

The surrounding land uses are as follows:

North: Abutting the property is Dundas Street West, a 6 lane road. On the north side of the street is a 2-storey car dealership and a gas station at Shaver Avenue South.

South: On the south side is a meat packing operation and a small office building, and a large production and distribution facility, both with access off Shorncliffe Road. Further to the south is a CPR rail corridor and employment uses beyond.

East: Adjacent is a 1 and 2-storey car dealership and body shop with significant to grade changes increasing southward. On the southeast corner of Dundas Street West and Shorncliffe Road is a 1-storey Swiss Chalet restaurant at the southeast corner, and a series of 1-storey commercial uses beyond.

West: Immediately adjacent to the subject site is a 2-storey car dealership, a 1-storey body shop and a vacant lot at Paulart Drive.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (2014) and geographically specific Provincial Plans (2017), along with municipal Official Plans, provide a policy framework for planning and development in the Province. This planning application will be tested for consistency with the PPS and conformity with the Growth Plan.

The applicant is of the opinion that the application is consistent with the PPS and conforms to the applicable Provincial Plans. Staff will be evaluating this planning application against the PPS (2014) and the applicable Provincial Plans (2017) noted above through the City's development review process.

Toronto Official Plan, Official Plan Policies and Planning Studies

The subject lands are identified as *Avenues* on the Official Plan Urban Structure Map 2 and designated *Mixed Use Areas* in the Official Plan Land Use Map 14 (see Attachments 3 and 4). Also, the subject site is adjacent to the Etobicoke Centre Secondary Plan west boundary.

The site is also subject to Official Plan Amendment 156, adopted by City Council on July 14, 2011, which includes Site and Area Specific Policy (SASP) No. 367, to implement the findings of the Dundas Street West/Highway 427 Planning Framework Study. The SASP applies to the lands along the south side of Dundas Street West to the Canadian Pacific rail corridor between Highway 427 and Shorncliffe Road. The area includes *Mixed Use Areas* and *Employment Areas*. In the *Mixed Use Areas*, which includes the subject lands, the Dundas Street West frontage is to be redeveloped with mid-rise, mixed-use buildings with the lands to the south to be redeveloped with taller residential buildings supported by a public street network, organized around a centrally located public park.

SASP No. 367 provides policy direction regarding land use, built form, height, public realm, municipal infrastructure, servicing, transportation, parkland, affordable housing, community services and facilities and Holding provisions. New public streets, water and sanitary sewer infrastructure, public parkland and community facilities are required to support development in the area.

SASP No. 367 provides for the development of new roads to service the redevelopment of the subject site as shown on Attachment 6. This includes a new public 'Street E'.

Section 3.2.1 of the City's Official Plan states that a full range of housing will be provided and maintained to meet the needs of current and future residents. Site and Area Specific Policy No. 367(b)(iii) states:

Given the substantial amount of residential development envisioned, a range of housing opportunities in terms of size, affordability and tenure is required.

Staff will review this application for compliance with these and all other relevant policies of the Official Plan. To review all sections of the Toronto Official Plan refer to the City's website at: www.toronto.ca/planning/official_plan/introduction.htm.

Zoning By-laws

The lands are excluded from City-wide Zoning By-law No. 569-2013, and defers to the former City of Etobicoke Zoning Code By-law No. 11,737.

The lands are subject to the former City of Etobicoke Zoning Code, and the site is zoned Class 1 Industrial Zone (I.C1) (see Attachment 5: Existing Zoning By-law Map). The zoning permits a range of light industrial uses, commercial and institutional uses. Residential units are not permitted

Design Review Panel

The owner made a presentation to the November 1, 2018 Design Review Panel and the owner intends on making a second presentation in the first quarter of 2019.

Design Guidelines

The application will be reviewed against the Avenues and Mid-Rise Buildings Study Guidelines, the Growing Up: Planning for Children in New Vertical Communities Guidelines, Toronto Green Standard Checklist and the Bird Friendly Design Guidelines.

Site Plan Control

The subject site is under Site Plan Control. A Site Plan application was submitted (File No. 18 149707 WET 05 SA), and is being reviewed concurrently with the Zoning By-law Amendment application.

COMMENTS

Reasons for the Application

Amendments to City-wide Zoning By-law No. 569-2013 are required to bring the lands into the by-law with a Commercial Residential (CR) Zone to permit the residential use, height, density, parking and setbacks, among other performance standards.

Amendments to the former City of Etobicoke Zoning Code By-law No.11, 737 are required to rezone the lands from the Class 1 Industrial Zone (I.C1) to a Commercial Residential (CR) Zone to permit the residential use, height, density, parking and setbacks, among other performance standards.

Complete Application Submission

A Complete Application was submitted on March 27, 2018 and a Notification of Complete Application was issued on April 26, 2018.

The following reports/studies were submitted with the complete application:

- Planning Justification Report;
- Transportation Impact Study;
- Public Consultation Plan;
- Pedestrian Wind Level Study;
- Noise and Vibration Feasibility Assessment;
- Air Quality Assessment;
- Community Services and Facilities Study;
- Energy Strategy;
- Draft Zoning By-laws;
- Shadow Impact Study;
- Toronto Green Standard Checklist;
- Geotechnical Investigation Report;
- Functional Servicing Report;
- Tree Declaration Report;
- Hydrogeological Study; and
- Stormwater Management Report.

The above and current planning information of the application is available at the Application Information Centre (AIC) at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>.

Community Consultation

The applicant has submitted a Public Consultation Plan as part of the complete application submission requirements. The applicant's Public Consultation Plan includes public consultation goals: to introduce the Project Team and their intentions for the site; raise awareness of the proposed development; maintain dialogue with City staff; build support for the proposal with stakeholders and community members; identify key areas of concern; and to keep the community up-to-date on the stages of the development application process.

Also, to engage a broad spectrum of the community early in the process using a variety of engagement techniques to target each audience during the appropriate stages of the proposal, to meet and update the Ward Councillor throughout the development review process, to consult with adjacent landowners, and the involvement with the broader public through a community consultation and the Statutory Public Meeting. Further, the consultation methods include: working meetings with City staff; a community

consultation meeting facilitated by City staff; and a presentation of the proposal at the Statutory Public Meeting.

Community consultation helps to inform City Council in respect of the exercise of its authority to make a decision with regard to the planning application. This report seeks Community Council's direction on the community consultation process.

ISSUES TO BE RESOLVED

Provincial Policies and Plans Consistency/Conformity

- Evaluating this planning application against the PPS (2014) and the applicable Provincial Plans (2017) to establish the application's consistency with the PPS (2014) and conformity with the Growth Plan (2017).

Official Plan Conformity

- Determining conformity with the Official Plan, including Site and Area Specific Policy No. 367.

Tree Preservation

- The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law).
- The applicant has submitted a Tree Declaration Report prepared by Popovich Associates, dated March 27, 2018.
- The applicant proposes 3 new trees on the public boulevard and 7 new trees on private lands. There are no protected City or private trees involved on site.
- The proposal is being reviewed by City staff.

Housing

- Evaluating the need to provide larger residential dwelling units suitable for a broad range of households, including families with children.
- SASP No. 367 requires development to provide a range of housing in terms of tenure and affordability.
- Staff are reviewing the proposal.

Community Services and Facilities

- Evaluating the impact of the proposed development and local development activity on community services and facilities, including an assessment of the existing capacity to support proposed future population.
- Reviewing the Community Services and Facilities Study that was submitted with the application to determine whether any capital improvements or expansion of facilities

opportunities were identified by the applicant or by staff and following up Study deficiencies to identify other issues that need to be addressed.

Infrastructure/Servicing Capacity

- Reviewing the application to determine if there is sufficient infrastructure capacity to accommodate the proposed development.
- Reviewing the Functional Servicing Report provided by the applicant to evaluate the effects of a proposed change in land use or development on the City's municipal servicing infrastructure and watercourses and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure, necessary to provide adequate servicing to the proposed change in land use or development.
- Reviewing the Transportation Impact Study submitted by the applicant, to evaluate the effects of the development on the transportation system, but also to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.

Toronto Green Standard

- Reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures.

Built Form

- Compliance with the City's Official Plan policies for *Mixed Use Areas* and *Avenues and Mid-Rise Buildings Study Guidelines*.
- The appropriate built form typology, overall building height, massing, street proportion, transition and angular plane.
- Building orientation, setbacks, stepbacks, and separation distances to adjacent properties.
- Streetwall height, continuity and articulation.
- The size and scale of the mechanical penthouse.
- The provision of high quality building materials.
- The appropriate recessing of balconies proposed to project into the building setback areas.
- Ground floor organization, the appropriate size and location of the retail and lobby spaces.
- Provision of a block analysis to further assess future development adjacent to the subject site.
- The provision of additional larger sized residential units.
- Evaluation of the suitable location and configuration for the indoor and outdoor amenity spaces, ensuring adequate comfort, privacy and enjoyment of the spaces.
- Reviewing the background studies submitted with the application such as the Shadow Impact Study and the Pedestrian Level Wind Study.

Other Matters

- Site access, organization and the provision of a future public laneway connection at the rear of the site.
- Streetscape design and pedestrian clearway provision.
- Peer review of noise and vibration and air quality assessment reports to ensure no negative impacts.
- The provision of landscape buffers to adjacent properties.
- Pedestrian and cyclist circulation, safety and amenity.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

Diane Silver, Senior Planner, Tel. No. (416) 395-7150, Fax No. (416) 394-6063
E-mail: Diane.Silver@toronto.ca

SIGNATURE

Neil Cresswell, MCIP, RPP
Director of Community Planning
Etobicoke York District

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Urban Structure Map
- Attachment 4: Official Plan Land Use Map
- Attachment 5: Existing Zoning By-law Map
- Attachment 6: Dundas Street West/Highway 427 Concept Demonstration Plan
- Attachment 7: Dundas Street West/Highway 427 Study Map 1

Applicant Submitted Drawings

- Attachment 8: Site Plan
- Attachment 9: North and South Elevations
- Attachment 10: West Elevation
- Attachment 11: East Elevation

Attachment 1: Application Data Sheet

Municipal Address: 5509 DUNDAS ST W Date Received: March 27, 2018

Application Number: 18 133602 WET 05 OZ

Application Type: Rezoning

Project Description: To construct a 12-storey (37.2 metre high, excluding mechanical penthouse), mixed-used rental building containing 114 residential units, 93 m² of commercial uses at grade, a total gross floor area of 9,084 m², and 98 vehicular parking spaces on 4 underground levels.

Applicant	Agent	Architect	Owner
Urban Strategies 600-197 Spadina Ave Toronto ON M5T 2C8	Same as Applicant	Bogdan Newman Caranci Inc. 410-672 Dupont St. Toronto ON M6G 1Z6	5509 Dundas GP Limited 504-555 Richmond St. W. Toronto ON M5V 3B1

EXISTING PLANNING CONTROLS

Official Plan Designation: *Mixed Use Areas* Site Specific Provision: SASP No. 367

Zoning: Class 1
Industrial (I.C1) Heritage Designation: No

Height Limit (m): no maximum Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq m): 1,800 Frontage (m): 30.5 Depth (m): 59

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,133	1,133
Residential GFA (sq m):			8,991	8,991
Non-Residential GFA (sq m):			93	93
Total GFA (sq m):			9,084	9,084
Height - Storeys:			12	12
Height - Metres:			37.2	37.2

Lot Coverage Ratio 62.94 Floor Space Index: 5.05
(%):

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 8,991

Retail GFA: 93

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			114	114
Freehold:				
Condominium:				
Other:				
Total Units:			114	114

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			54	53	7
Total Units:			54	53	7

Parking and Loading

Parking Spaces: 98 Bicycle Parking Spaces: 128 Loading Docks: 1

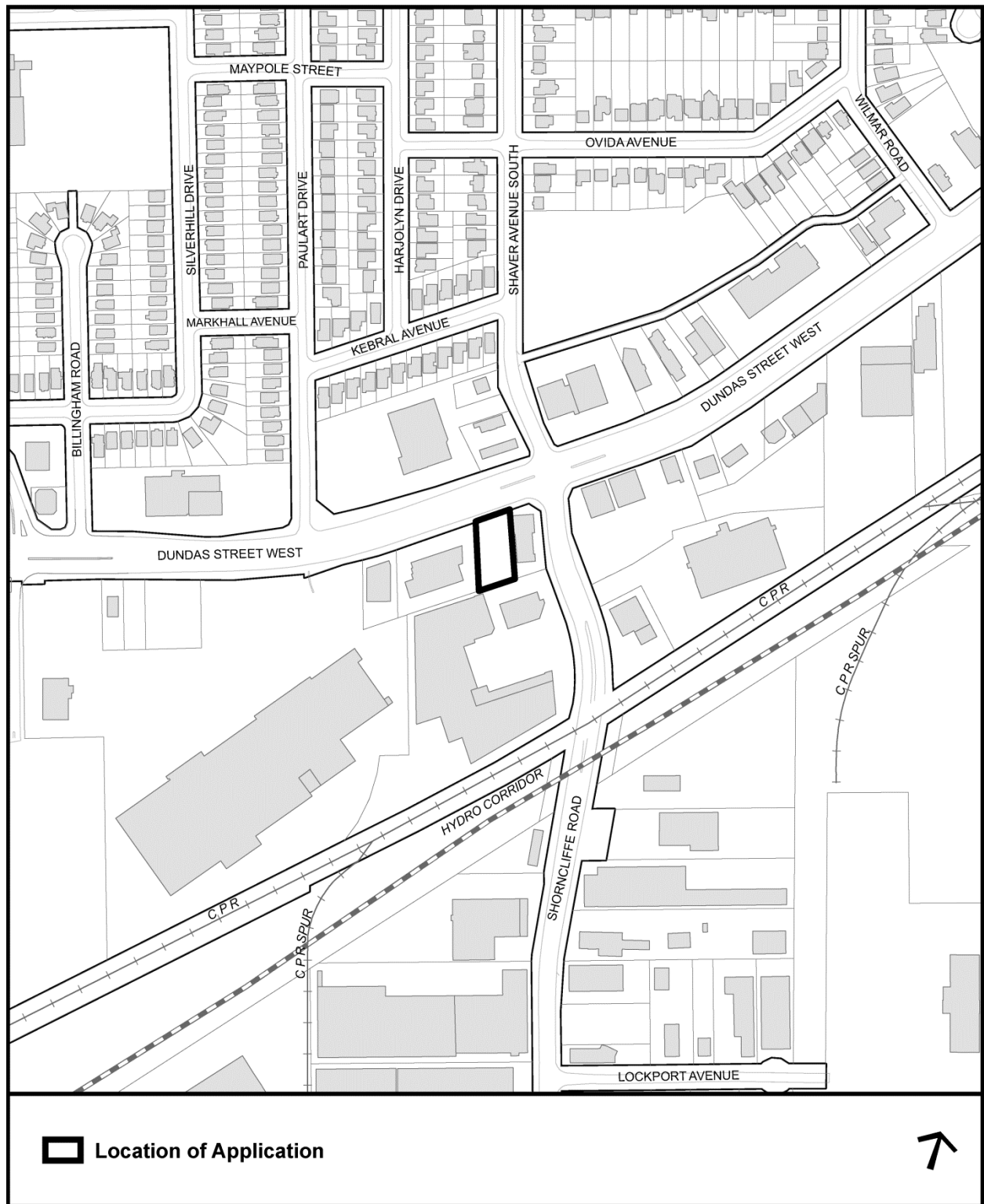
CONTACT:

Diane Silver, Senior Planner

Telephone: (416) 395-7150

Email: Diane.Silver@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Urban Structure Map



Extract from Official Plan - Map 2

5509 Dundas Street West

File # 18 133602 WET 05 0Z



Site Location



Avenues



Centres

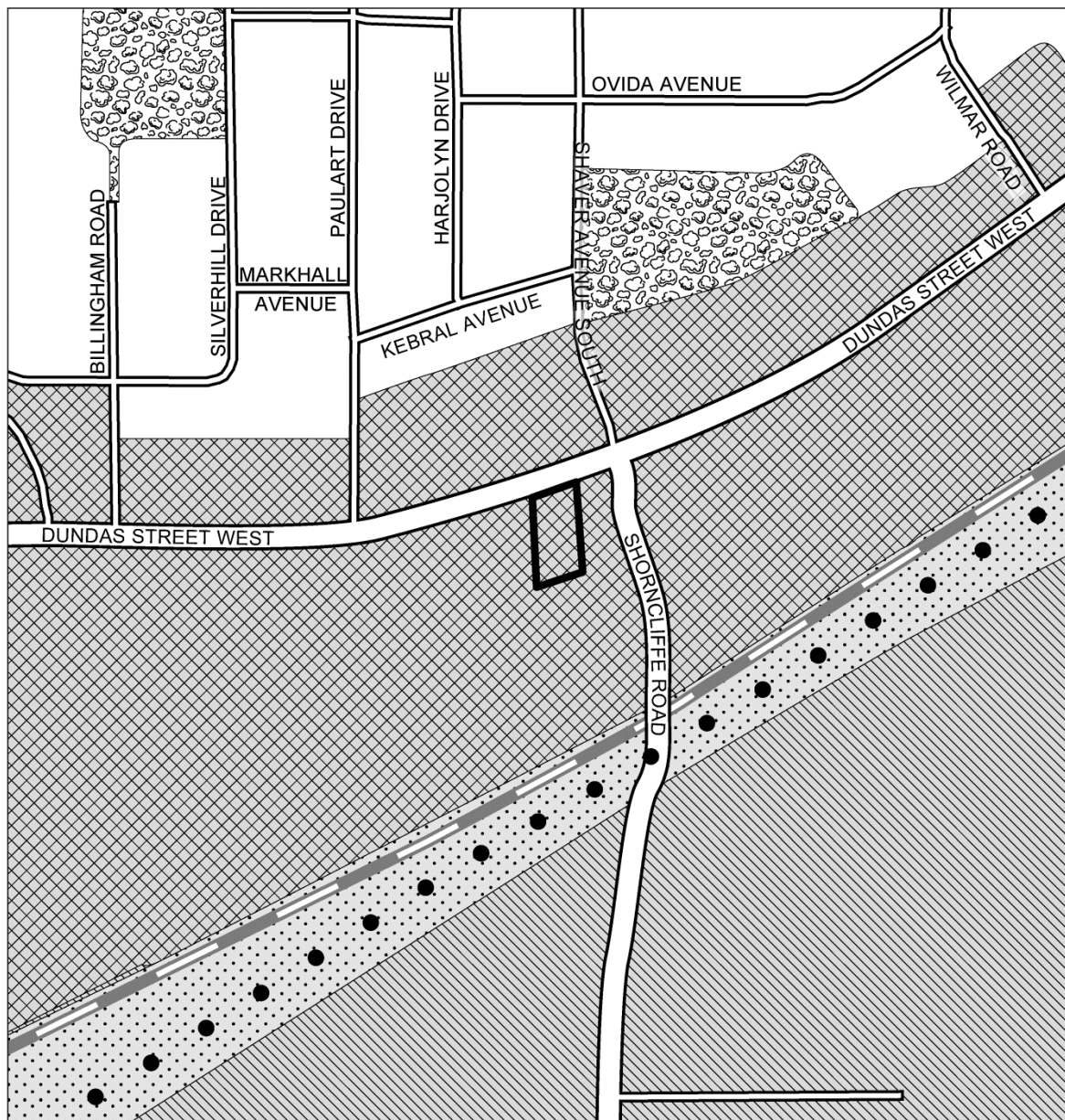


Employment Areas



Not to Scale
05/30/2018

Attachment 4: Official Plan Land Use Map



Official Plan Land Use Map #14

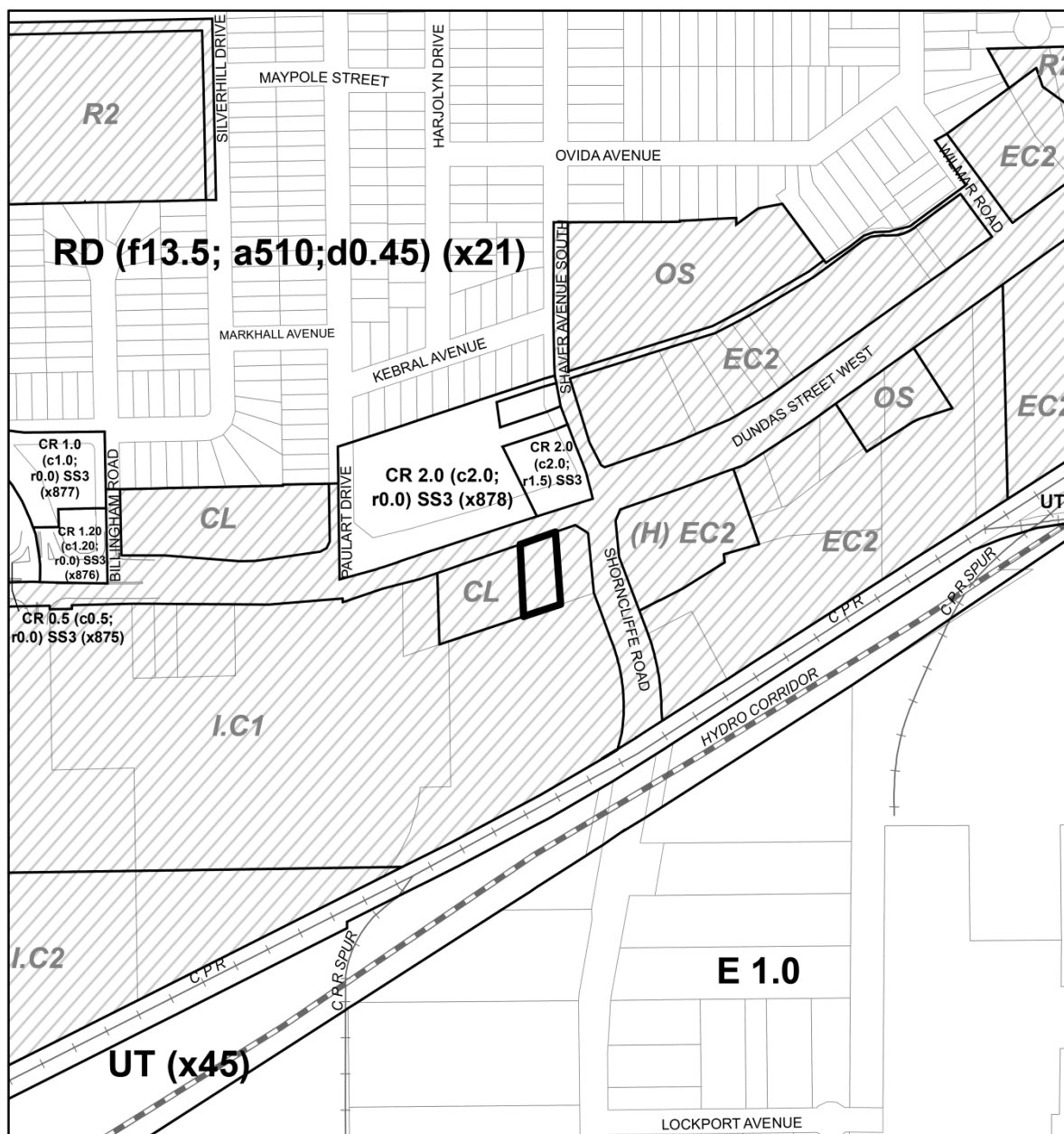
5509 Dundas Street West

File # 18 133602 WET 05 0Z



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05/28/2018

Attachment 5: Existing Zoning By-law Map



Zoning By-law No.569-2013

5509 Dundas Street West

File # 18 133602 WET 05 0Z



Location of Application

RD

Residential Detached

CR

Commercial Residential

E

Employment Industrial

UT

Utility and Transportation



See Former City of Etobicoke By-Law No. 11,737

R2

Second Density Residential Zone

OS

Public Open Space Zone

I.C1

Class 1 Industrial Zone

I.C2

Class 2 Industrial Zone

CL

Limited Commercial Zone

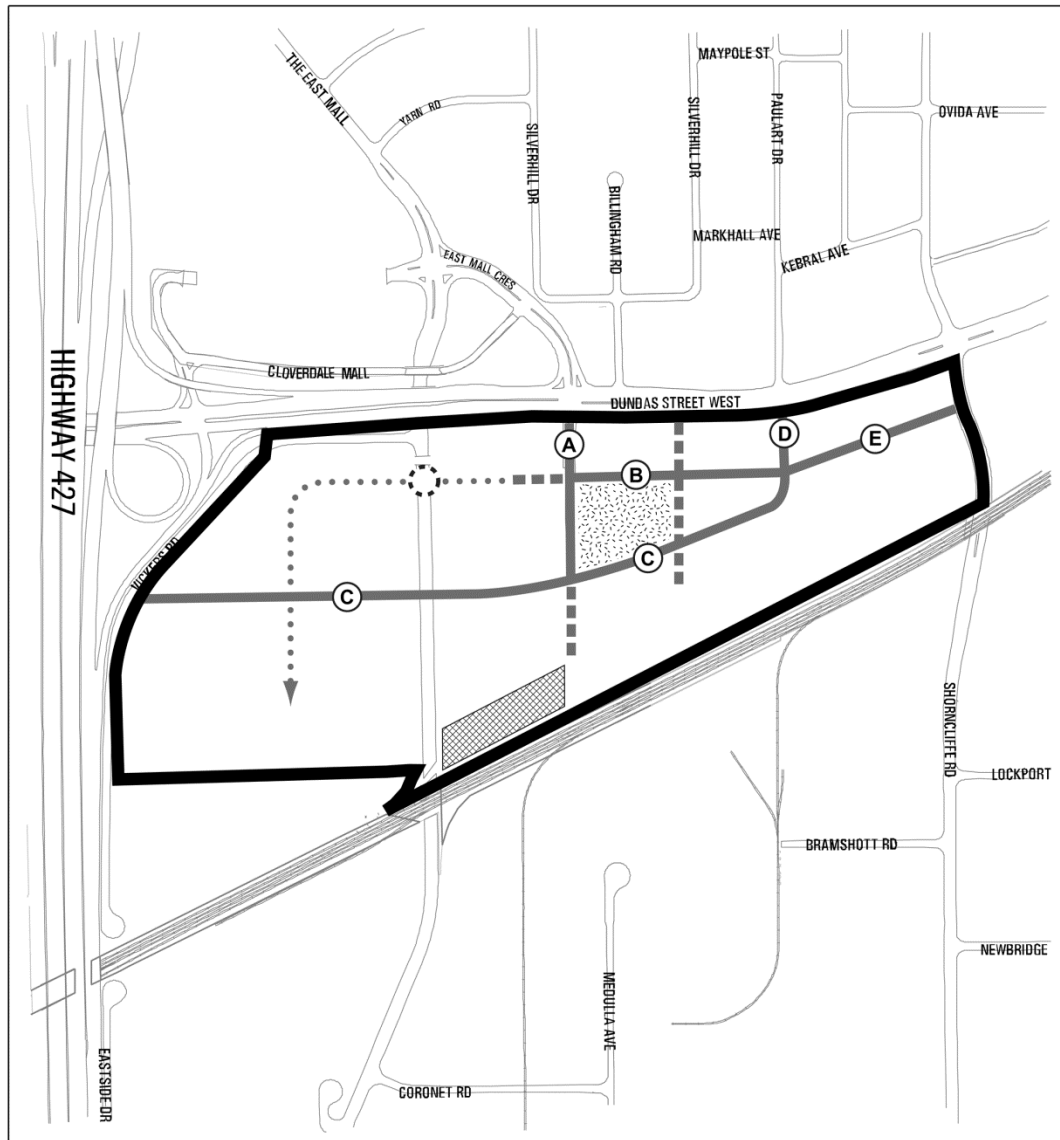
EC2

Etobicoke Centre 2



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Extracted: 05/28/2018

Attachment 6: Dundas Street West/Highway 427 Concept Demonstration Plan



Toronto City Planning

HIGHWAY 427 / DUNDAS STREET WEST STUDY

Map 1

File # 18 133602 WET 05 QZ

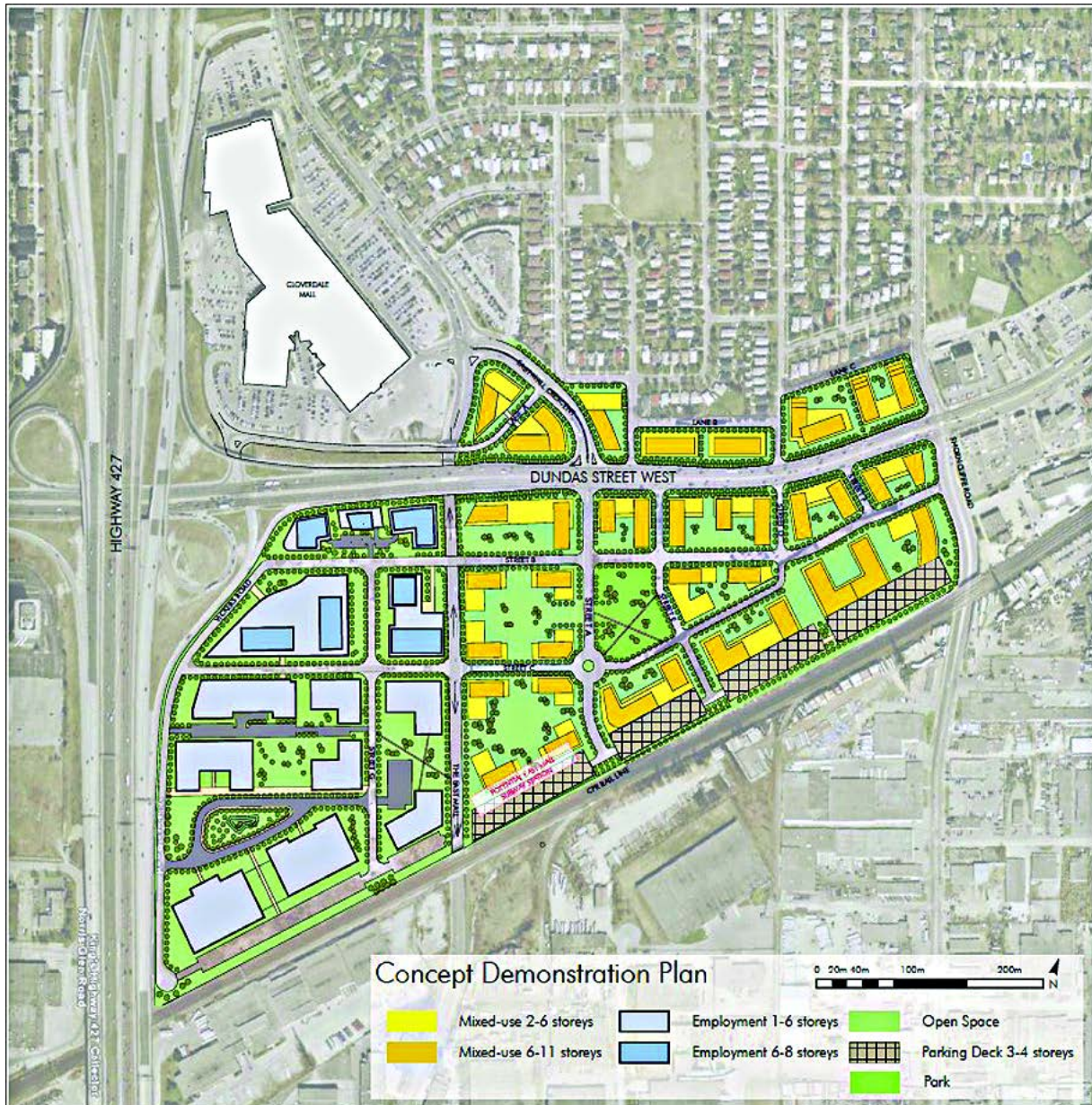
- Site and Area Specific Policy 367 Boundary
- Primary Public Streets **(A)**
- Secondary Public Streets
- Potential Grade Separation
- Potential Future Public Streets
- Potential Future Subway Station
- Conceptual Public Park Location



Not to Scale

12/05/2018

Attachment 7: Dundas Street West/Highway 427 Study Map 1



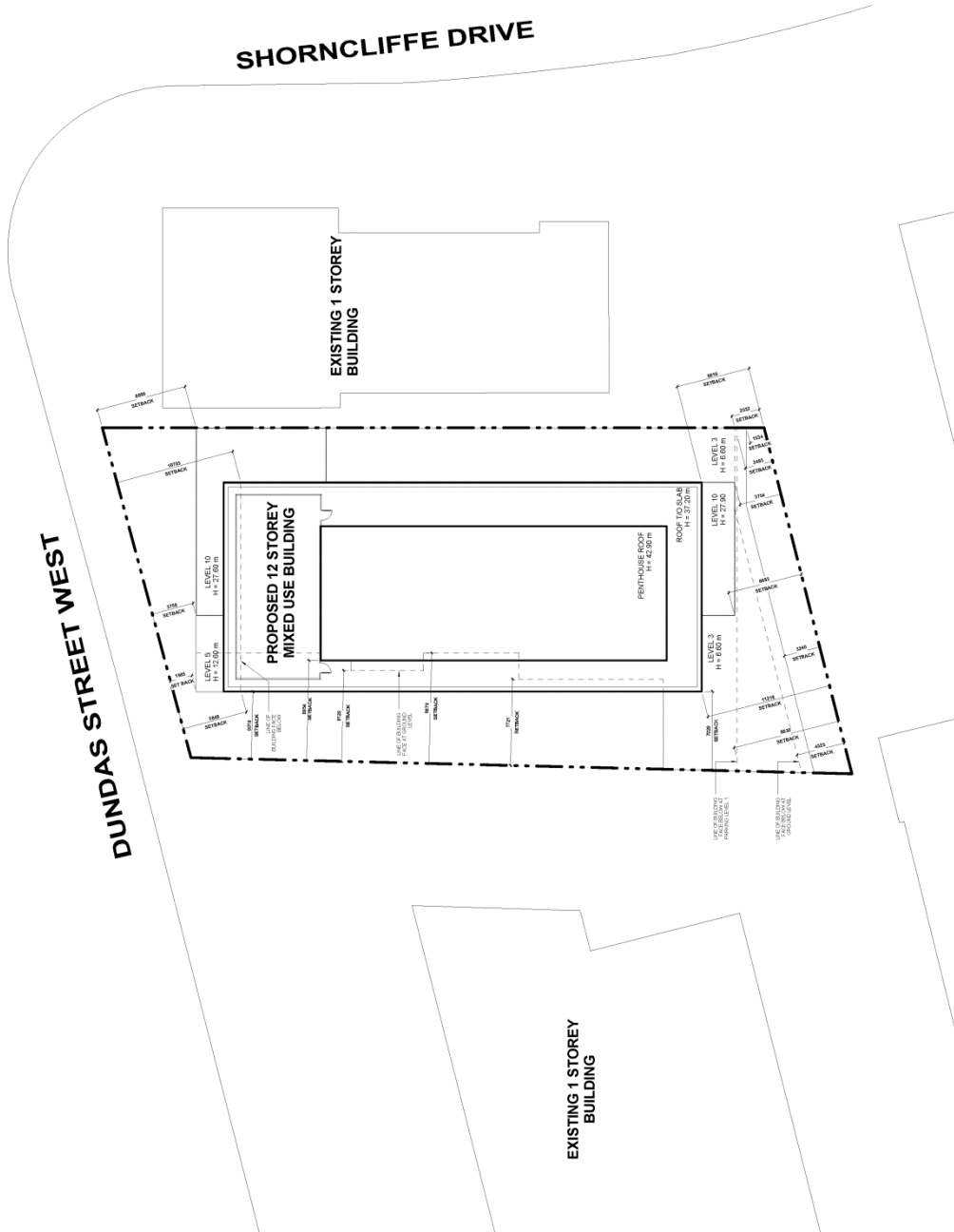
Concept Demonstration Plan

Applicant's Submitted Drawing
Not to Scale
12/05/2018

5509 Dundas Street West

File # 18 133602 WET 05 0Z





Attachment 9: North and South Elevations



North Elevation

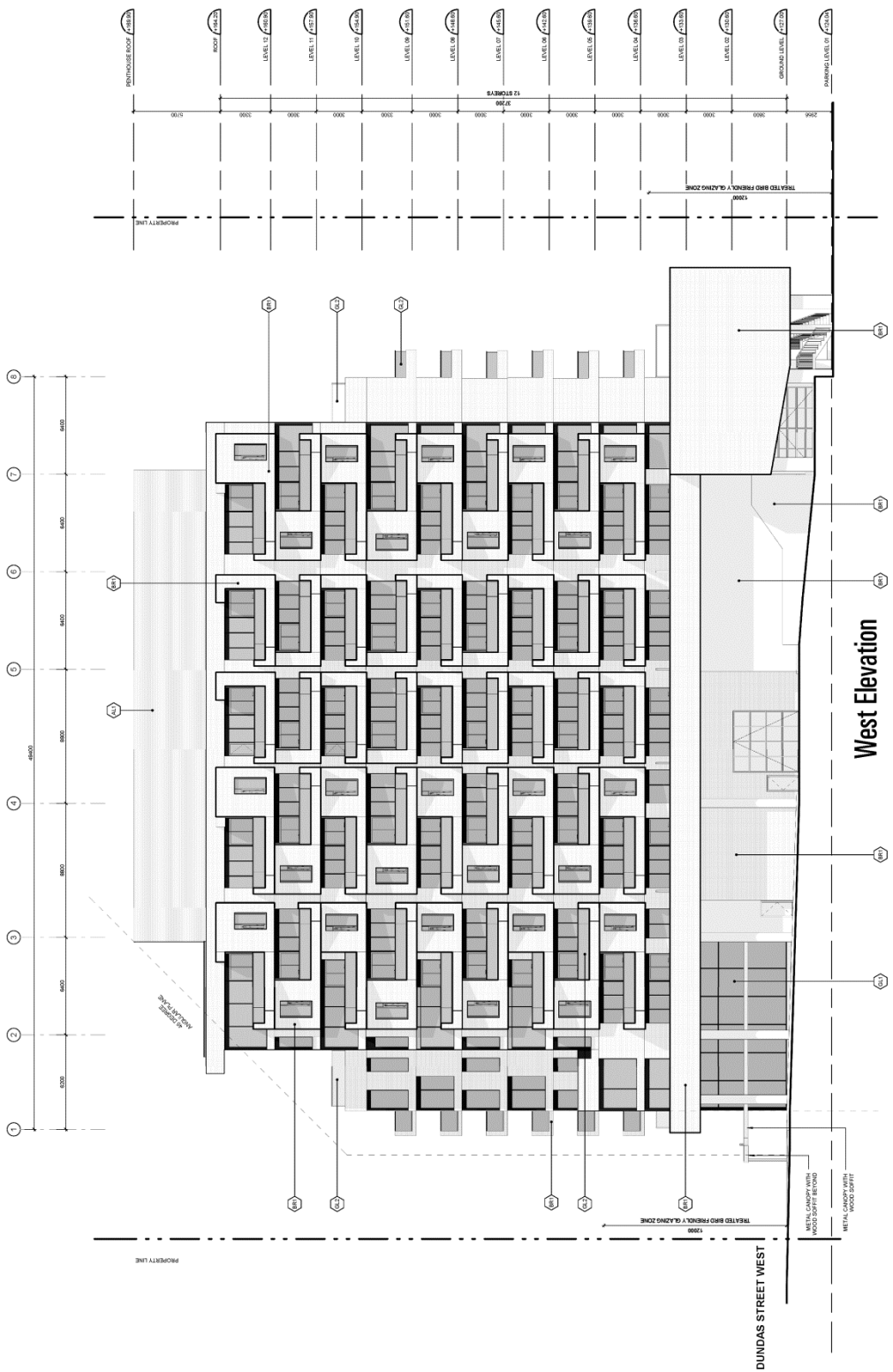
South Elevation

5509 Dundas Street West

Elevations

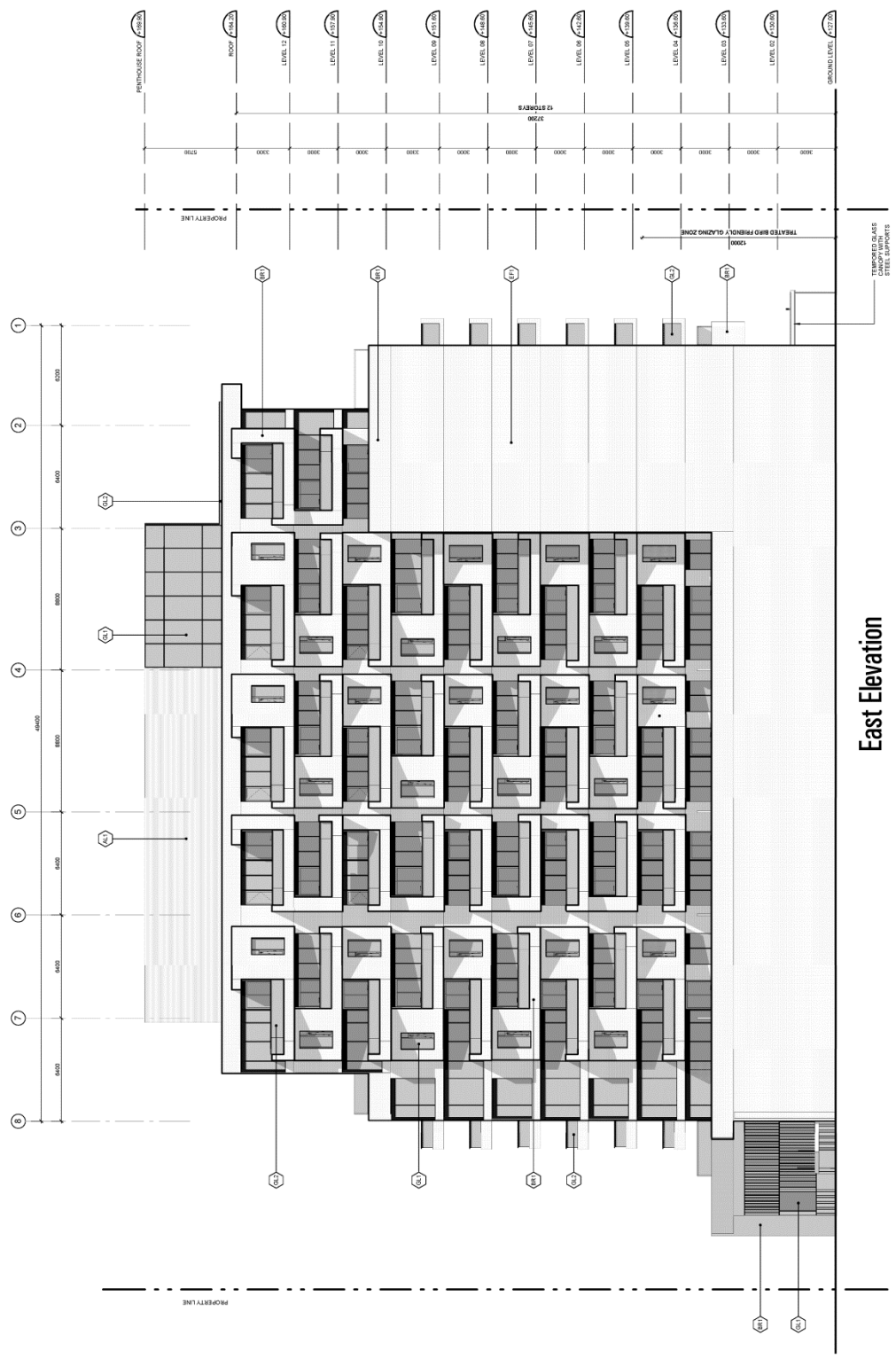
Applicant's Submitted Drawing
Not to Scale
05/29/2018
File # 18 133602 WET 05 02

Attachment 10: West Elevation



Elevations
Applicant's Submitted Drawing
Not to Scale
05/29/2018

5509 Dundas Street West
File # 18 133602 WET 05 02



5509 Dundas Street West

Elevations

Applicant's Submitted Drawing
Not to Scale
05/29/2018

File # 18 133602 WET 05 02