

5230 Dundas Street West and 3825 Bloor Street West – Official Plan Amendment and Zoning Amendment Applications – Preliminary Report

Date: January 31, 2022

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 3 - Etobicoke-Lakeshore

Planning Application Number: 21 232816 WET 03 OZ

Date of Complete Application: November 4, 2021

Current Uses on Site: A two-storey commercial plaza (Six Points Plaza) with surface parking spaces at 5230 Dundas Street West and a one-storey daycare at 3825 Bloor Street West.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application to amend the Official Plan and Zoning By-law for the lands municipally known as 5230 Dundas Street West and 3825 Bloor Street West. The application is associated with Draft Plan of Subdivision Application 21 234095 WET 03 SB.

The application proposes four development blocks and seven towers with heights ranging from 10 to 45 storeys. The proposed total gross floor area is 146,365 square metres, comprised of 2,130 residential dwelling units and 5,287 square metres of commercial space. An 18.5-metre wide J-shaped public road is proposed to connect Bloor Street West to Jopling Avenue South. A 1,305.6-square metre Privately-Owned Publicly Accessible Space (POPS) and 2,310 square metres of public parkland is proposed along Dundas Street West frontage. The floor space index is 8.0 times the net lot area.

Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 5230 Dundas Street West and 3825 Bloor 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 application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

ISSUE BACKGROUND

Pre-Application Consultation

On August 24, 2021, a pre-application consultation meeting was held between City Planning staff and the applicant to discuss a development with four buildings with heights ranging from 12 to 40 storeys. A private road, parkland and POPS were proposed on site. Staff raised concerns regarding the proposed heights and massing, including the need for pedestrian scaled heights along Bloor Street West. Staff also requested a public road and adequate pedestrian and vehicular circulation on site. The applicants were also encouraged to explore further assembly of lands on this block, replace the existing non-residential gross floor area on site, introduce commercial and/or office use along Dundas Street West, and provide affordable housing.

Application Description

This application proposes to amend the Etobicoke Centre Secondary Plan and Chapters 320 and 324 of the former City of Etobicoke Zoning By-law for the properties at 5230 Dundas Street West and 3825 Bloor Street West. The application proposes four development blocks and seven towers with heights ranging from 10 to 45 storeys.

In total, 2,130 dwelling units (141,078 square metres) and 5,287 square metres of non-residential space are proposed. An 18.5-metre wide J-shaped public road will connect Dundas Street West to Jopling Avenue South to provide internal site access. A 2,309.8-square metre park land dedication and a POPS of 1,305.6 square metres are proposed to be located along Dundas Street West. The floor space index is 6.71 times the total lot area and 8.0 times the net lot area, excluding the public road and public park. A total of 914 underground parking spaces are also proposed.

Of the 2,130 dwelling units proposed, 104 are studio units (5%), 1,338 are one-bedroom units (63%), 412 are two-bedroom units (19%), and 276 are three-bedroom units (13%).

The proposed two-bedroom units have net average unit size of 72.2 square metres and the three-bedroom units have net average unit size of 87.8 square metres. The entire proposal includes 5,017 square metres of indoor amenity space (2.35 square metres per unit) and 3,154 square metres of outdoor amenity space (1.48 square metres per unit).

Block 1 contains a residential building located at the southwest corner of the site with access from the proposed public road connected to Jopling Avenue South. This block contains two towers connected by an eight storey (26.6 metres) podium. Tower A has a total height of 45 storeys (139.2 metres, plus a 6.0 metres mechanical penthouse) and is located on the western portion of the site. Tower B has a total height of 42 storeys (129.6 metres, plus a 6.0 metres mechanical penthouse) and is located on the eastern portion of the site. In total, Block 1 includes 918 dwelling units, 312 parking spaces and 690 bicycle parking spaces. The POPS is located southeast of the proposed building in Block 1.

Block 2 is located in the eastern portion of the site with frontage along Bloor Street West and the proposed public road. This is a mixed-use block with two towers that are connected by a six-storey podium (20.6 metres). Tower C is a 30-storey (93.6 metres, plus a 6.0 metres mechanical penthouse) residential tower located towards the south portion of this block. Tower D is a 10-storey (33.6 metres, plus a 4.5 metres mechanical penthouse) mixed-use portion located along Bloor Street West with 1,125 square metres commercial use on the ground floor. In total, Block 2 contains 451 dwelling units, 235 parking spaces and 366 bicycle parking spaces.

Block 3 is a mixed-use building located along the western portion of the Bloor Street West frontage. There are two portions of the building: Tower E is 10 storeys (36.8 metres), with 4,161 square metres of commercial space fronting onto Bloor Street West and the new public street; Tower F is 25 storeys (82.4 metres, plus a 6.0 metres mechanical penthouse) and located on the south portion of the site. A total of 333 dwelling units, 188 parking spaces and 271 bicycle parking spaces

Block 4 is located north of Block 1 and south of Block 3 with frontage along Jopling Avenue South and the proposed public road. This block contains a residential tower, referred to as Tower G, with a total height of 35 storeys (109.2 metres, plus a 6.0 metres mechanical penthouse) and an eight-storey (26.6 metres) base. This block contains a total of 428 dwelling units, 179 parking spaces and 325 bicycle parking spaces. The vehicular access is from a driveway that connects to the proposed public road, Jopling Avenue South, as well as Bloor Street West. A shared driveway that is connected to Bloor Street West and Jopling Avenue South provides internal vehicle and loading access to both Blocks 3 and 4.

Detailed project information is found on the City's Application Information Centre at: www.toronto.ca/5230DundasStW.

See Attachment 2 of this report for the three dimensional representations of the project in context.

Site and Surrounding Area

The site includes two land parcels at 5230 Dundas Street West and 3825 Bloor Street West. It is located south of Bloor Street West, north of Dundas Street West and east of Jopling Avenue South (See Attachment 1: Location Map). The total site area is 21,822 square metres. At 5230 Dundas Street, there is an existing two-storey commercial plaza with surface parking spaces and a range of non-residential uses including eating establishments, medical offices, a pharmacy, a bank and retail uses. There is a two-storey building with surface parking spaces at 3825 Bloor Street West currently operating as a daycare. The surrounding land uses include:

North: Across from Bloor Street West are one- to two-storey commercial buildings. Further north is a residential area with detached houses.

East: A Zoning By-law Amendment application for 4-8 Beamish Drive proposing a 32-storey residential building is currently under review. Further east of Beamish Drive, there is an existing place of worship and office building, as well as Block 5 of the Bloor Kipling Housing Now Initiative. City Council has adopted a Zoning By-law Amendment for Block 5 approving two towers located on the southeast and southwest corners of the block.

South: Across Dundas Street West, there are six residential and mixed-use towers adjacent to the Kipling transit station with heights varying between 20-40 storeys.

West: Across from Jopling Avenue South, Community Council recently adopted a Zoning By-law Amendment for 8-26 Jopling Avenue South to permit a residential development with two towers at 27 and 33 storeys and containing community space at the ground level. At 5230 Dundas Street West, Official Plan and Zoning By-law Amendment applications proposing a 40-storey mixed-use building is currently under review. Further west, there is a hydro corridor and residential neighbourhood with detached houses.

Provincial Policy Statement and Provincial Plans

Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region.

The Growth Plan (2020) as amended contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500- to 800-metre radius of a transit station, representing about a 10-minute walk. The Growth Plan (2020) requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs are planned for the prescribed densities.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from the Ontario *Planning Act*. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship, may be applicable to any application. Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The current application is located on lands shown as a *Centre* on Map 2 and as *Mixed Use Areas* on Map 14 – Land Use of the Official Plan. See Attachment 4 for the land use designation of the Official Plan.

Etobicoke Centre Secondary Plan

The application is also located within the Etobicoke Centre Secondary Plan (the "Secondary Plan" or "ECSP") and more particularly in the Six Points Focus Area. The Secondary Plan sets out an urban structure for the area that directs different levels of intensification to certain areas within its boundaries. The lands immediately around the Kipling subway station will form a high-density mixed-use neighbourhood that can reap the benefits of the nearby transit facilities. Similar conditions will apply to the lands north of Dundas Street in this area where less substantial heights will be afforded due to their proximity to lower density development to the north. This urban structure is reflected in more detail in the two *Mixed Use Areas* designations of the Secondary Plan, which divide the scale and intensity of growth into pedestrian-scale buildings specific to the *Mixed Use Area B* designation, and taller buildings in the *Mixed Use Area A* designation.

The portion of the subject lands along Bloor Street West is designated as *Mixed Use Area B* on Map 12-5 (Land Use Plan), which is intended to be the pedestrian focus of Etobicoke Centre. Lands in this designation will be developed with pedestrian-scale buildings having retail and service uses located at grade to enhance and expand the main street shopping area. The southern portion of the site is designated as *Mixed Use Area A*, a designation that provides for both mid-rise and tall buildings. The *Mixed Use*

Areas designation provides for a broad range of commercial, residential and institutional uses. See Attachment 5 for the Etobicoke Centre Secondary Plan Land Use Map.

Zoning By-laws

The portion of the subject site along Bloor Street West is zoned "Etobicoke Centre 1" (EC1) in the Etobicoke Zoning Code, as amended by By-law 1088-2002. The EC1 zone permits a range of non-residential uses and residential dwelling units above the ground floor only. The maximum building height permitted is 15 metres and the maximum floor space index is 3.5 times the area of the lot.

The south portion of the site is zoned "Etobicoke Centre 2" (EC2) in the Etobicoke Zoning Code, as amended by By-law 1088-2002. The EC2 zone permits residential uses above the ground floor and a range of non-residential uses. The maximum building height permitted is 60 metres and the maximum floor space index permitted is 3.5 times the area of the lot. In the EC2 zone, a minimum of 25% of the site area is required to be reserved for landscaped open space. The Etobicoke Zoning Code also provides a number of performance standards including maximum podium height, minimum and maximum building setbacks and maximum tower floor plate size.

The subject site is not subject to city-wide Zoning By-law 569-2013. See Attachment 6 for the Zoning Map.

Plan of Subdivision

Section 51 of the Planning Act grants the City the authority to regulate the division of land through Plans of Subdivision. This authority is used to provide for the orderly servicing and development of large parcels of land in accordance with appropriate municipal regulations and standards. A Plan of Subdivision is used to divide larger parcels of land into a number of lots and/or blocks and to provide for public streets and parks. They are typically used to create public rights-of-way for municipal services. An application for a Plan of Subdivision had been filed under 21 234095 WET 03 SB.

Design Guidelines

The following design guideline(s) will be used in the evaluation of this application:

- Etobicoke Centre Urban Design Guidelines;
- Etobicoke Centre Public Space and Streetscape Plan;
- Tall Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines for High Density Communities;
- Percent for Public Art Program Guidelines;
- Toronto Green Standard; and
- Bird Friendly Development Guidelines.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

The application is subject to Site Plan Control. Site Plan Control applications have not been submitted.

COMMENTS

Reasons for the Application

The proposed Official Plan Amendment to the Etobicoke Centre Secondary Plan is to allow for a reduced parkland dedication rate and taller heights up to 10 storeys along Bloor Street West.

Amendments to the former City of Etobicoke Zoning Code and Site Specific Zoning Bylaw 1088-2002 are required, as the proposal does not comply with the existing performance standards with respect to building height, floor space index, building setbacks, required landscaped open space and the number of vehicular parking spaces. An amendment is also required to establish appropriate development standards for the proposal. The Draft Plan of Subdivision is submitted to create the development blocks, public street and public park.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified.

Provincial Policies and Plans Consistency/Conformity

The application will be evaluated against the policies and objectives of the *Planning Act*, PPS and the Growth Plan (2020). In particular, the proposal will be evaluated in regards to ensuring that the development recognizes the local context in terms of appropriate intensification, the promotion of well-designed built form, range of housing options and whether the proposal complies with the municipal direction for growth.

Official Plan Conformity

The Official Plan states that *Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing.

The Official Plan requires developments in *Mixed Use Areas* to create a balance of high-quality commercial, residential, institutional and open space uses that reduce automobile dependency and meet the needs of the local community. New developments will also need to provide appropriate transition between areas of different development intensity and scale. Other *Mixed Use Areas* development criteria establish

that new development should provide good site access, circulation and parking, as well as provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

The site is located in within the Etobicoke Centre, which is one of the four *Centres* within the City of Toronto.

Staff are reviewing the application to determine its conformity to the Official Plan. Key Official Plan policies that will be used to evaluate this application include, but are not limited to: the Public Realm, Built Form, Housing and Parks and Open Spaces policies in Chapter 3; and the development criteria for *Mixed Use Areas* in Chapter 4.

The application is located within the ECSP area. The Secondary Plan provides a framework for the Etobicoke Centre as the urban focal point for the western part of the city that utilizes existing infrastructure to create a vibrant mix of employment and housing. The site is designated *Mixed Use Area B* along Bloor Street West and the rest of the site is designated *Mixed Use Area A*. These land use designations permit a wide variety of land uses and are envisioned to accommodate the majority of the intensification within Etobicoke Centre boundaries.

The ECSP also seeks to maximize opportunities to obtain parkland to provide a geographic distribution that reflects the increase in area population. There are also specific considerations given to new parkland being added in the western portion of the Secondary Plan area.

Staff will be reviewing whether the proposed Official Plan and Zoning By-law Amendments maintain the vision for the Six Points Focus Area and the general intent of the park, urban structure and urban design policies in the ECSP.

Built Form, Planned and Built Context

The suitability of the proposed built form will be assessed based on Section 2 (j), (p), and (r) of the *Planning Act*, the PPS and the Growth Plan (2020). The proposed built form will also be assessed based on the City's Official Plan policies, the ECSP policies, and Urban Design Guidelines. An evaluation will be made to confirm whether the proposal is contextually appropriate and fits within its planned and built context. In particular, staff will be evaluating:

- Appropriateness of the proposed site layout including the configuration of the block pattern, public street, pedestrian walkways and connectivity to existing and future transit stops;
- Appropriateness of the proposed building heights, massing, siting and scale;
- Appropriateness of the proposed transition to areas of different development intensities and scales;
- Appropriateness of the proposed setbacks, step-backs, angular plane and shadow impacts, as well as the relationship to adjacent properties and potential future development;

- Appropriate separation distance between the tall building components on the site and the existing and planned buildings surrounding the site;
- Incremental shadow impacts to the existing and proposed public realm and residential neighbourhoods;
- The appropriate size, placement and dimensions of the proposed parkland and POPS;
- Appropriateness of the location and quantity of indoor and outdoor amenity space;
- Appropriateness of the landscaped open space, streetscaping and impact on the public realm, including comfortable pedestrian-level wind conditions to ensure the quality of life for the future residents within the subject site.

Tall Buildings Design Guidelines

In May 2013, Toronto City Council adopted the updated [city-wide Tall Building Design Guidelines](#) and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. In addition to reviewing the proposal against the Etobicoke Centre Urban Design Guidelines, the proposal will also be evaluated against the city-wide Tall Building Design Guidelines to ensure the tall buildings will fit within the context and impacts are minimized.

Noise and Vibration Assessment

The applicant submitted an Environmental Noise and Vibration Report prepared by Jade Acoustics dated October 25, 2021 to determine potential noise and vibration impacts on the proposed development, and to ensure compliance with provincial regulations and guidelines. City staff will retain a third party consultant to undertake a peer review of the studies, at the cost of the applicant, to verify the conclusions and recommendations outlined in the report.

Park Land Dedication

The application proposes a 2,309.8 square metres public park at the southwest corner of the site, adjacent to the City's public parkland along the eastern portion of Dundas Street West, referred to as the Historical Alignment. The proposed 1,305.6 square metres POPS is connected to the proposed public park located at the southwest corner of the site.

As outlined in Section 3.9 of the ECSP, the residential portion of the mixed use development is subject to the alternate park dedication rate of 0.4 hectares per 300 units, not exceeding 20% of the net development site. The applicant is proposing an Official Plan Amendment to lower the parkland dedication requirement in the ECSP to be calculated at 0.4 hectares per 500 units, not exceeding 15% of the net development site. Staff will continue to work with the applicant to achieve further dedication of land on-site and/or combination of land and cash in lieu of land to ensure the intent of the ECSP is met.

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 submitted an Arborist Report and a Tree Inventory and Preservation Plan prepared by Kuntz Forestry Consulting Inc., as well as a Landscape Plan and Soil Volume Plan prepared by Land Art Design Landscape Architects Inc. The Arborist Report indicates the proposal would result in the protection of 42 trees, and the removal of 23 trees. The submitted documents are being reviewed by staff.

Infrastructure and Servicing Capacity

The application will be reviewed to determine if there is sufficient infrastructure capacity to accommodate the proposed development. The applicant submitted a Functional Servicing and Stormwater Management Report prepared by Crozier Consulting Engineers, and a Hydrogeological Investigation and Geotechnical Investigation prepared by DS Consultants Ltd. The purpose of these reports is to evaluate existing subsurface conditions and the effects of the proposed development on the City's municipal servicing infrastructure and watercourses. Staff will review these studies and work with the applicants to confirm if any new infrastructure or upgrades to the existing infrastructure is necessary to adequately service the proposed development.

Staff will also be reviewing the Transportation Impact Study prepared by WSP in support of the application to evaluate the effects of the development on the local transportation system. Any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the proposed development will be identified through this process.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard ("TGS"). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement. The applicant has submitted the TGS Checklist indicating they are pursuing Tier 1 performance measures. Staff are reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures. Planning staff will encourage the applicant to pursue Tier 2 or higher performance measures through the application review process.

Community Services and Facilities

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare,

schools, public health, human services, cultural services and employment services. The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of, and investment in, community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth is a responsibility shared by the City, public agencies and the development community.

The applicant submitted a Community Services and Facilities Study prepared by MHBC Planning Ltd. The report is being reviewed by City staff to determine whether any capital improvements or expansion of existing facilities are required.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the *Planning Act* to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title.

The proposal at its current height and density will be subject to Section 37 contributions under the *Planning Act* and the policies of the Official Plan. Discussions with the Ward Councillor, City staff, residents and the applicant will be undertaken to determine the extent and nature of the required Section 37 community benefits should the application be recommended for approval. The City Council approved Implementation Guidelines and Protocol for Negotiating Section 37 Community Benefits will be used to determine appropriate Section 37 benefits. In the event the applicant provides in-kind benefits pursuant to Section 37 of the *Planning Act*, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

Other Matters

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

CONTACT

Desiree Liu, Planner, Community Planning
Tel. No. 416-394-8233
E-mail: Desiree.Liu@toronto.ca

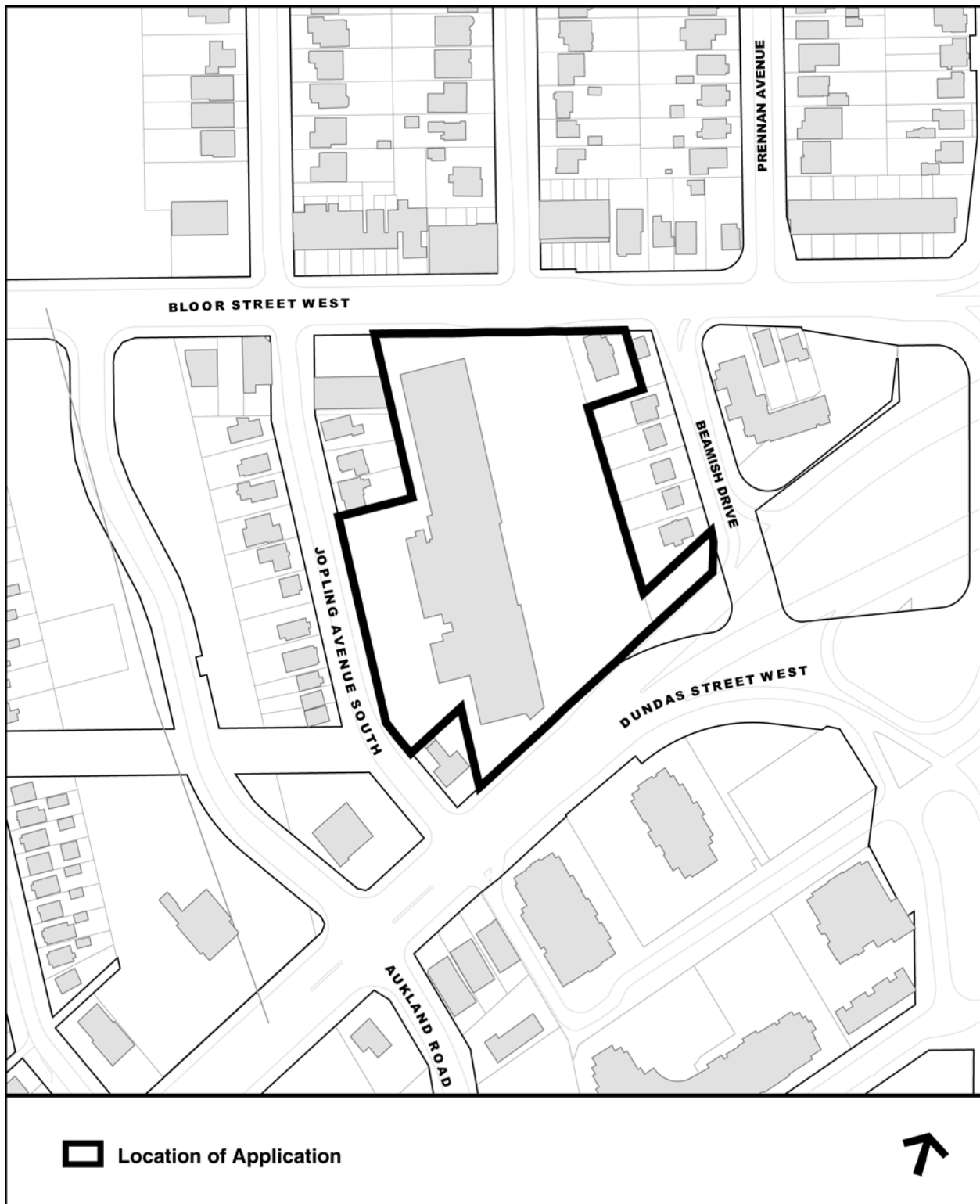
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Michael Mizzi, MCIP, RPP
Director, Community Planning
Etobicoke York District

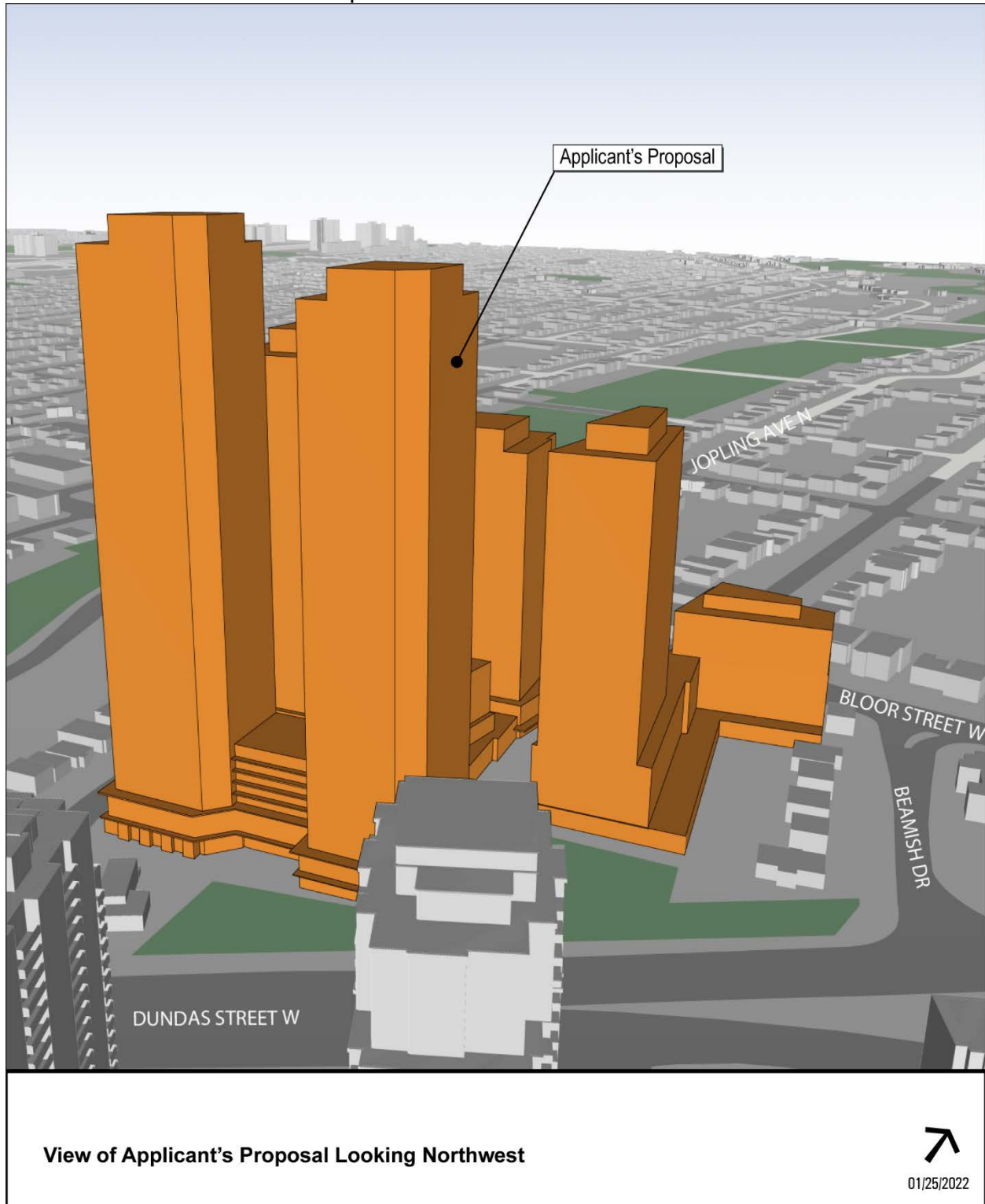
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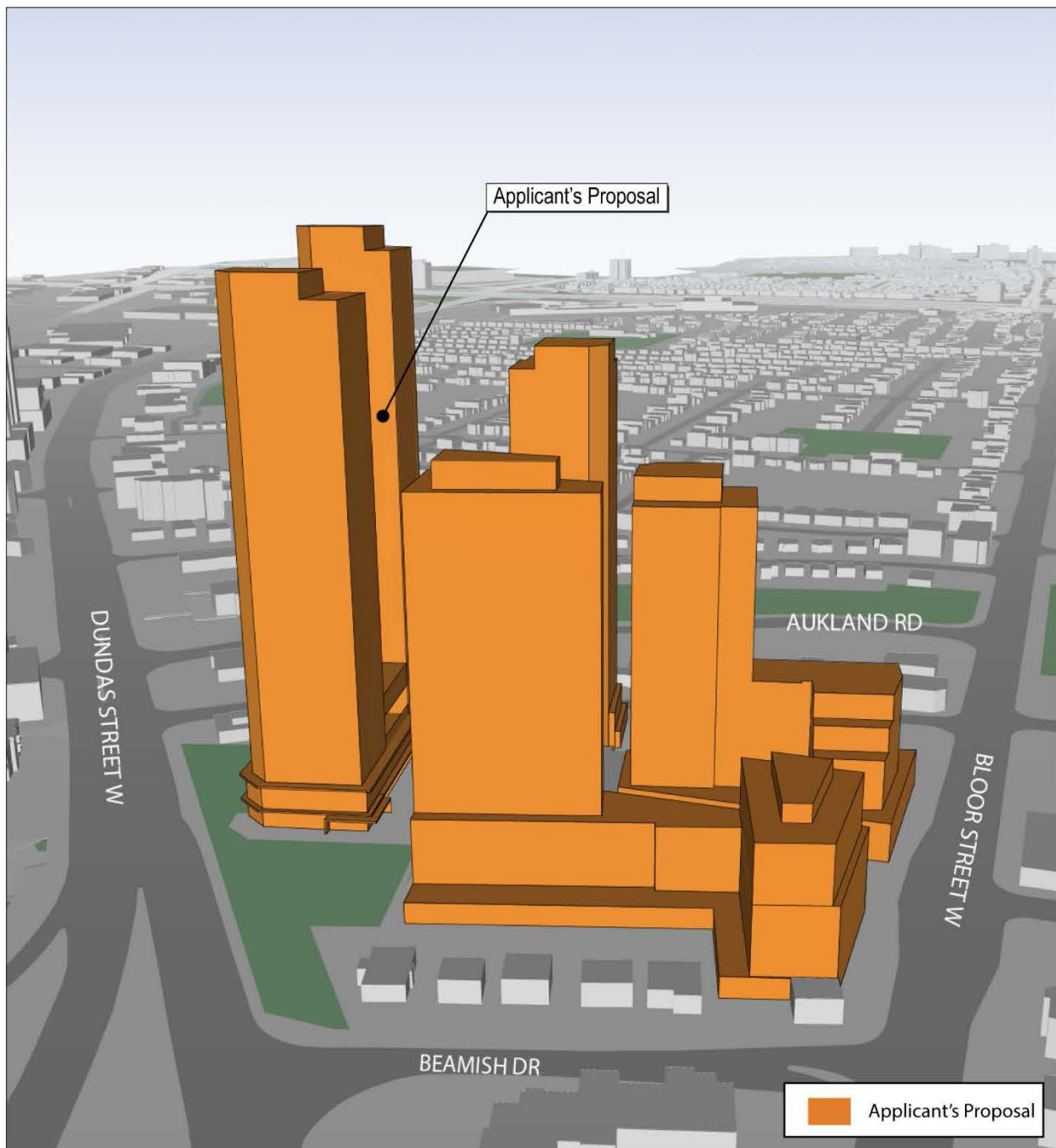
Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: Etobicoke Centre Secondary Plan Land Use Map
Attachment 6: Zoning By-law Map

Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context



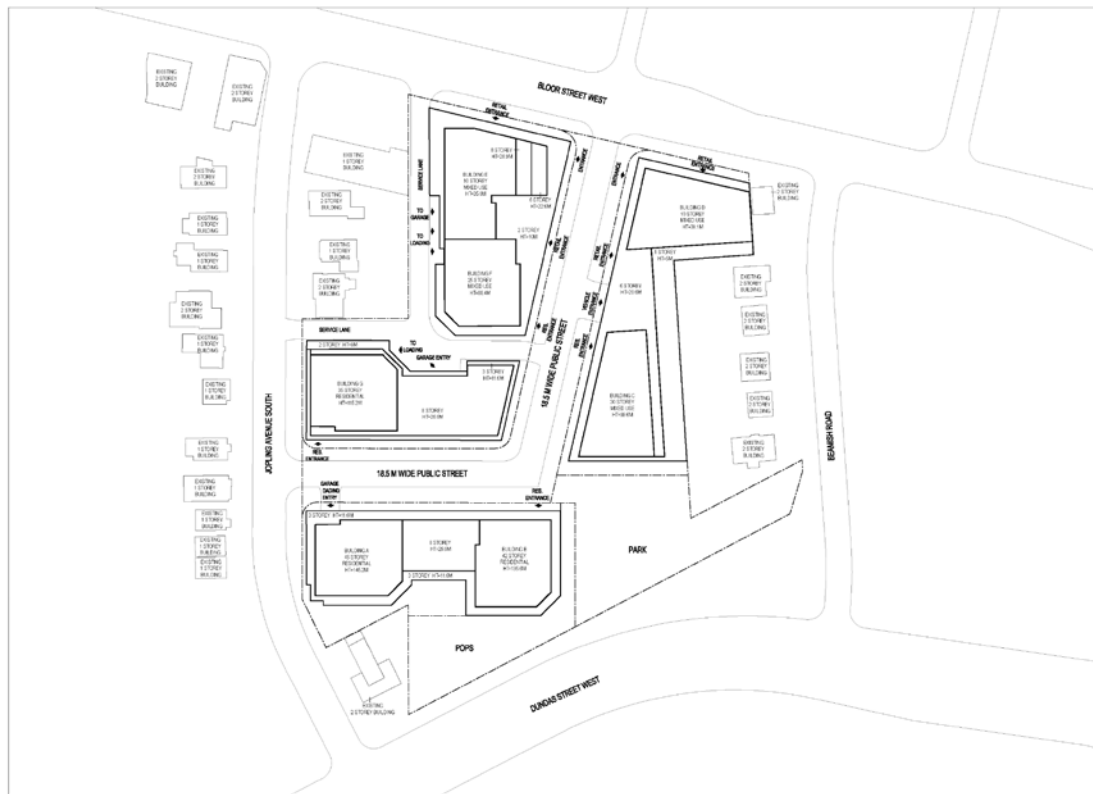


View of Applicant's Proposal Looking Southwest



01/25/2022

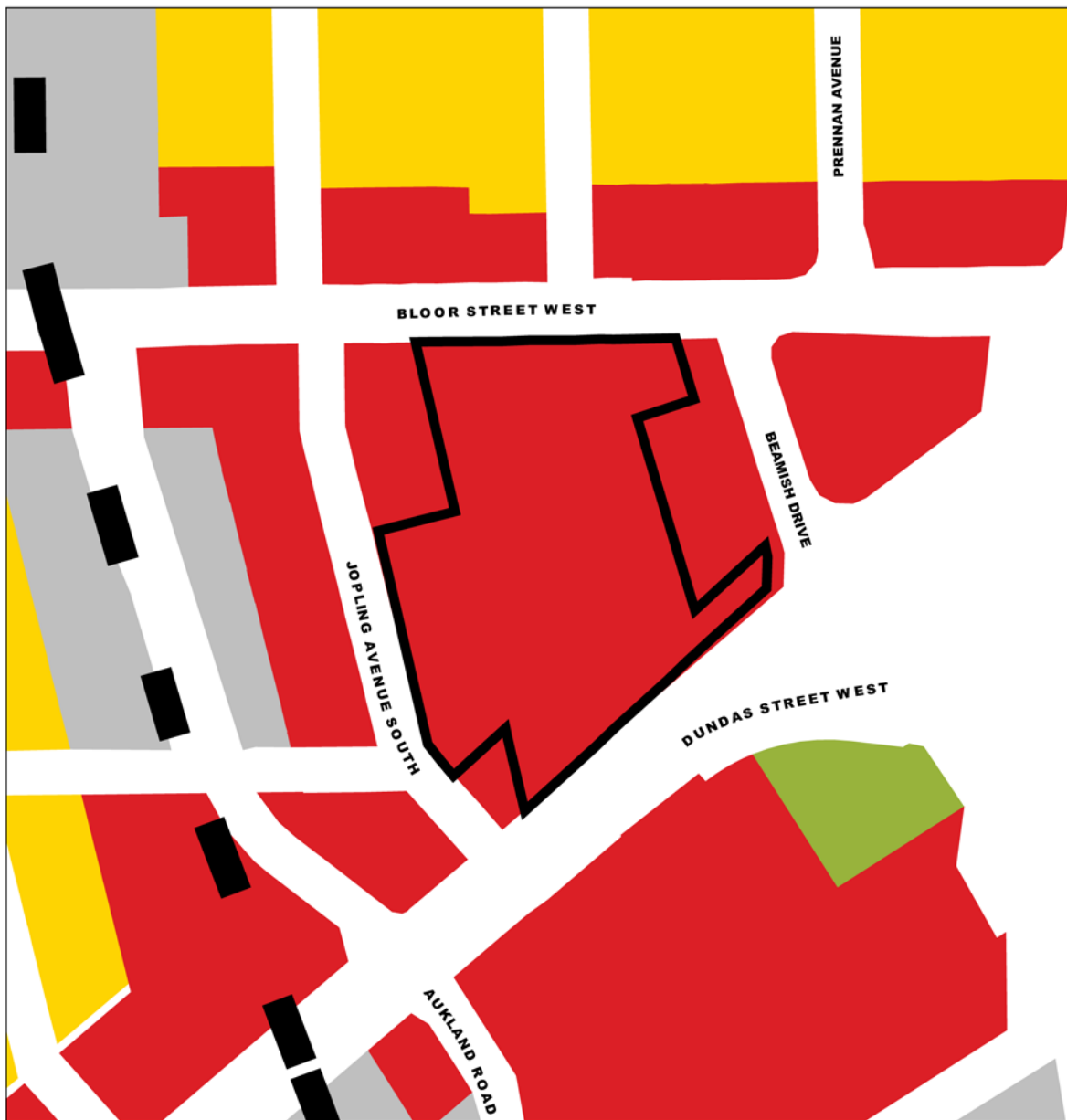
Attachment 3: Site Plan



Site Plan



Attachment 4: Official Plan Map



Toronto

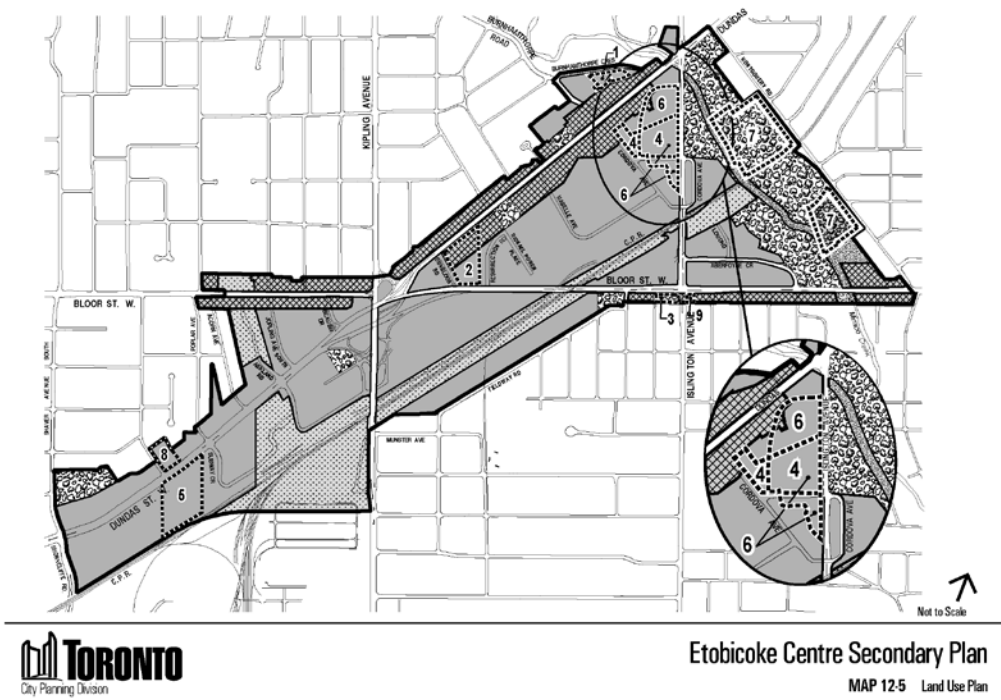
5230 Dundas Street West & 3825 Bloor Street West
Official Plan Land Use Map #14

File # 21 232816 WET 03 02



Not to Scale
Extracted: 11/08/2021

Attachment 5: Etobicoke Centre Secondary Plan Land Use Map



December 2010

Attachment 6: Zoning By-law Map



Zoning By-law 569-2013

5230 Dundas Street West & 3825 Bloor Street West

File # 21 232816 WET 03 0Z



Location of Application

RD
UT

Residential Detached
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
EC1 Etobicoke Centre 1
EC2 Etobicoke Centre 2
U Utilities Zone



Not to Scale
Extracted: 11/08/2021