



**SITE PLAN CONTROL APPLICATION  
DELEGATED AUTHORITY REPORT  
PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT**

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Site Location: 211 Armstrong Street

File No.: D07-12-22-0120

Date of Application: August 3, 2022

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This SITE PLAN CONTROL application submitted by Novatech, on behalf of Lion Trade Ltd., is APPROVED as shown on the following plan(s):

1. **Site Plan**, drawing SP-01, prepared by Project1 Studio Inc., dated March 16 2022, revision no. 11, dated May 30, 2023.
2. **Landscape Plan**, drawing no. L.1, prepared by FOTENN Planning + Design, dated June 16, 2022, revision no. 4, dated March 28, 2023.
3. **Elevations**, drawings no. A200, A201, A202, prepared by Project1 Studio Inc., dated April 29, 2022, revision no. 7, dated March 30, 2023.
4. **Existing Conditions and Removals Plan**, drawing no. EX-1, prepared by Stantec Consulting Ltd., dated June 15, 2022, revision no. 3, dated April 4, 2023
5. **Site Servicing Plan**, drawing no. SSP-1, prepared by Stantec Consulting Ltd., dated June 15, 2022, revision no. 3, dated April 4, 2023
6. **Grading Plan**, drawing no. GP-1, prepared by Stantec Consulting Ltd., dated June 15, 2022, revision no. 3, dated April 4, 2023
7. **Storm Drainage Plan**, drawing no. SD-1, prepared by Stantec Consulting Ltd., dated June 15, 2022, revision no. 3, dated April 4, 2023
8. **Existing Conditions Storm Drainage Plan**, drawing no. EXSD-1, prepared by Stantec Consulting Ltd., dated June 15, 2022, revision no. 3, dated April 4, 2023
9. **Erosion Control Plan and Detail Sheet**, drawing no. EC/DS-1, prepared by Stantec Consulting Ltd., dated June 15, 2022, revision no. 3, dated April 4, 2023

And as detailed in the following report(s):

1. **Geotechnical Investigation**, report no. 211169, prepared by Kollaard Associated Inc., dated January 24, 2022, revision dated November 29, 2022,
2. **Stormwater Management and Servicing Report**, report no. 160401745, prepared by Stantec Consulting Ltd., Revision 1, dated January 30, 2023
3. **Phase 1 Environmental Site Assessment**, report no. 211169, prepared by Kollaard Associated Inc., dated March 25, 2022
4. **Traffic Noise Assessment**, report no. 22-319, prepared by Gradient Wind Engineering Inc., dated November 8, 2022

5. **Tree Conservation Report**, prepared by IFS Associates, dated April 11, 2023

And subject to the following Requirements, General and Special Conditions:

**Requirements**

1. The Owner shall submit a certificate of insurance in a form satisfactory to the City. The certificate of insurance must be issued in favor of the City of Ottawa in an amount not less than five million dollars per occurrence, must contain an endorsement naming the City as an additional insured and an unconditional thirty days notice of any material change or cancellation of the policy.

And subject to the following Scoped Site Plan Agreement Conditions:

2. **Execution of Agreement Within One Year**

The Owner shall enter into this Scoped Site Plan Control Agreement, including all standard and special conditions, financial and otherwise, as required by the City. In the event that the Owner fails to sign this Agreement and complete the conditions to be satisfied prior to the signing of this Agreement within one (1) year of Site Plan approval, the approval shall lapse.

3. **On-Site Parking**

- (a) The Owner acknowledges and agrees that units within the proposed building(s) will not be provided with on-site parking. In the event any future tenant or purchaser wishes to have parking, the Owner acknowledges that alternative and lawful arrangements will need to be made to address parking needs at an alternate location and such arrangements are solely the responsibility of the person seeking parking. The Owner further acknowledges and agrees the availability and regulations governing on-street parking vary; that access to on-street parking, including through residential on-street parking permits issued by the City cannot be guaranteed now or in the future; and that a tenant or purchaser intending to rely on on-street parking for their vehicle or vehicles does so at their own risk; and
- (b) The Owner acknowledges and agrees that a notice-on-title respecting on-site parking, as contained in Clause \_\_\_ below, shall be registered on title to the subject lands, at the Owner's expense, and a warning clause shall be included in all agreements of purchase and sale and lease agreements.

4. **On-Site Parking - Notice on Title**

The Owner acknowledges and agrees that a notice shall be registered on title to the subject lands, at the Owner's expense. The Owner further acknowledges and agrees that such notice on title, or the clauses as written directly below, shall be included in all agreements of purchase and sale and lease agreements to inform

prospective purchasers and tenants of these matters. The notice on title shall include, but not be limited to, the following:

The Owner, or any subsequent owner of the whole or any part of the subject lands, acknowledges and agrees that all agreements of purchase and sale or lease agreements shall contain the following clauses, which shall be covenants running with the subject lands:

“The purchaser/lessee for themselves, their heirs, executors, administrators, successors and assigns, acknowledges being advised that the unit being sold/rented will not be provided with any on-site parking. Should the purchaser/lessee have a vehicle for which they wish to have parking, alternative and lawful arrangements will need to be made to address their parking needs at an alternate location and that such arrangements are solely the responsibility of the person seeking parking. The purchaser/lessee acknowledges that the availability and regulations governing on-street parking vary; that access to on-site street parking, including through residential on-street parking permits issued by the City of Ottawa, cannot be guaranteed now or in the future; and that the purchaser/lessee intending to rely on on-street parking for their vehicle or vehicles does so at their own risk.”

“The purchaser/lessee covenants with the vendor/lessor that the above clauses, verbatim, shall be included in all subsequent agreements of purchase and sale and lease agreements for the lands described herein, which covenant shall run with the said lands.”

5. **Noise Control Attenuation Measures**

The Owner covenants and agrees that it shall retain the services of a professional engineer licensed in the Province of Ontario to ensure that the recommendations of the Traffic Noise Assessment Study, referenced in Schedule “E” herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Development and Building Services with confirmation issued by the professional engineer that the Owner has complied with all recommendations and provisions of the Traffic Noise Assessment Study, prior to building occupancy, which confirmation shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

6. **Parkland Dedication**

- (a) The Owner acknowledges and agrees that the conveyance requirement to the City is 46.18 square metres.
- (b) The Owner covenants and agrees that the conveyance requirement has been calculated at the rate set out below in accordance with the Parkland Dedication By-law, being By-law No. 2022-280, as amended:
  - (i) For cash-in-lieu of conveyance of parkland (residential > 18 units/net ha):

- i. one hectare per 1,000 net residential units but shall not exceed a maximum of 10% of the gross land area where less than or equal to five hectares.

7. **Cash-In-Lieu of Conveyance of Parkland**

Prior to registration of the Site Plan Agreement, the Owner acknowledges and agrees to pay cash-in-lieu of conveyance of parkland as referenced in Schedule "B" herein. Pursuant to the City's Parkland Dedication By-law, being By-law No. 2022-280, as amended, 40% of said funds collected shall be directed to City wide funds, and 60% shall be directed to Ward 15 funds. The Owner shall also pay the parkland appraisal fee of \$820.00 plus H.S.T. of \$106.60, as referenced in Schedule "B" herein.

**And subject to the following General and Special Conditions, which will be subject to a Letter of Undertaking:**

**General Conditions**

8. **Execution of Letter of Undertaking**

The Owner shall execute the City's standard Letter of Undertaking and satisfy the conditions contained within this Delegated Authority Report. In the event the Owner fails to execute the required Letter of Undertaking and submit any required fees and/or securities within six months, this approval shall lapse.

9. **Barrier Curbs**

The Owner acknowledges and agrees that the parking areas and entrances shall have barrier curbs and shall be constructed in accordance with the drawings of a design professional, such drawings to be approved by the General Manager, Planning, Development and Building Services

10. **Water Supply For Fire Fighting**

The Owner shall provide adequate water supply for fire fighting for every building. Water supplies may be provided from a public water works system, automatic fire pumps, pressure tanks or gravity tanks.

11. **Construction Fencing**

The Owner acknowledges and agrees to install construction fencing, at its expense, in such a location as may be determined by the General Manager, Planning, Development and Building Services.

12. **Construct Sidewalks**

The Owner shall design and construct sidewalk(s) within public rights-of-way or on other City owned lands to provide a pedestrian connection from or to the site as may be determined by the General Manager, Planning, Development and Building Services. Such sidewalk(s) shall be constructed to City Standards.

13. **Extend Internal Walkway**

The Owner shall extend internal walkways beyond the limits of the subject lands to connect to existing or proposed public sidewalks, at the sole expense of the Owner, to the satisfaction of the General Manager, Planning, Development and Building Services.

14. **Completion of Works**

The Owner acknowledges and agrees that no new building will be occupied on the lands until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Development and Building Services, including the installation of municipal numbering provided in a permanent location visible during both day and night and the installation of any street name sign on relevant streets.

Notwithstanding the non-completion of the foregoing Works, occupancy of a lot or structure may otherwise be permitted, if in the sole opinion of the General Manager, Planning, Development and Building Services, the aforesaid Works are proceeding satisfactorily toward completion. The Owner shall obtain the prior consent of the General Manager, Planning, Development and Building Services for such occupancy in writing.

Until all requirements with respect to completion of the Works as identified in this Agreement have been carried out and received Approval by the General Manager, Planning, Development and Building Services, the Owner shall give notice to the City of a proposed conveyance of title to any building at least thirty (30) days prior to any such conveyance. No conveyance of title to any building shall be effective unless the Owner has complied with this provision.

Nothing in this clause shall be construed as prohibiting or preventing the approval of a consent for severance and conveyance for the purposes of obtaining financing.

15. **Development Charges**

The Owner shall pay development charges to the City in accordance with the by-laws of the City.

16. **Designated Substances Survey**

Prior to demolition of any existing buildings located on the lands described in Schedule "A" herein, the Owner acknowledges and agrees to complete a designated substances survey and submit the findings and recommendations for the proper handling and disposal of waste as identified in said survey, to the

satisfaction of the General Manager, Planning, Development and Building Services, and in accordance with Best Management Practices. The survey shall address, but not be limited to:

- (a) O.Reg. 278/05: Designated Substance - Asbestos on Construction Projects and in Buildings and Repair Operations under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 278/05);
- (b) Guideline - Lead on Construction Projects, prepared by the Ontario Ministry of Labour - Occupational Health and Safety Branch, published September 2004 and revised April 2011, as amended;
- (c) O.Reg. 213/91: Construction Projects under the Occupational Health and Safety Act, R.S.O. 1990, c.O.1, as amended (O.Reg. 213/91);
- (d) Registration Guidance Manual for Generators of Liquid Industrial and Hazardous Waste, prepared by the Ontario Ministry of the Environment, Conservation and Parks, published April 1995 and revised January 2016, as amended, to be used in conjunction with R.R.O. 1990, Reg. 347: General-Waste Management under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 347);
- (e) R.R.O. 1990, Reg. 362: Waste Management – PCB's under the Environmental Protection Act, R.S.O. 1990, c.E.19, as amended (R.R.O. 1990, Reg. 362).

## **Special Conditions**

### **17. Professional Engineering Inspection**

The Owner shall have competent professional engineering inspection personnel on-site during the period of construction, to supervise the Works, and the General Manager, Planning, Real Estate and Economic Development, shall have the right at all times to inspect the installation of the Works. The Owner acknowledges and agrees that should it be found in the sole opinion of the General Manager, Planning, Real Estate and Economic Development, that such personnel are not on-site or are incompetent in the performance of their duties, or that the said Works are not being carried out in accordance with the approved plans or specifications and in accordance with good engineering practice, then the General Manager, Planning, Real Estate and Economic Development, may order all work in the project to be stopped, altered, retested or changed to the satisfaction of the General Manager, Planning, Real Estate and Economic Development.

## **Access**

### **18. Private Approach Detail**

The Owner agrees that all private approaches, including temporary construction access to the subject lands, shall be designed and located in accordance with and

shall comply with the City's Private Approach By-Law, being By-law No. 2003-447, as amended, and shall be subject to approval of the General Manager, Planning, Development and Building Services.

19. **Private Access**

The Owner acknowledges and agrees that all private accesses to Roads shall comply with the City's Private Approach By-Law being By-Law No. 2003-447 as amended, or as approved through the Site Plan control process.

## **ENGINEERING**

### **Geotechnical Engineering and Soils**

20. **Geotechnical Investigation**

The Owner acknowledges and agrees that it shall retain the services of a geotechnical engineer, licensed in the Province of Ontario, to ensure that the recommendations of the the Geotechnical Desktop Review, (the "Report"), referenced in Schedule "E" herein, are fully implemented. The Owner further acknowledges and agrees that it shall provide the General Manager, Planning, Development and Building Services with confirmation issued by the geotechnical engineer that the Owner has complied with all recommendations and provisions of the Report, prior to construction of the foundation and at the completion of the Works, which confirmation shall be to the satisfaction of the General Manager, Planning, Development and Building Services.

### **Civil Engineering**

21. **Stormwater Management Memorandum**

Prior to registration of this Agreement, the Owner acknowledges and agrees to provide the General Manager, Planning, Development and Building Services, with a memorandum prepared by a Professional Engineer, licensed in the Province of Ontario, confirming that the designed roof-top scuppers and associated spill point elevations will be set equivalent to the top of the control weir of the approved roof drain elevation(s). The Owner further acknowledges and agrees that said memorandum shall be to the satisfaction of the General Manager, Planning, Development and Building Services, and all associated costs shall be the Owner's responsibility.

22. **Stormwater Works Certification**

Upon completion of all stormwater management Works, the Owner acknowledges and agrees to retain the services of a Professional Engineer, licensed in the Province of Ontario, to ensure that all measures have been implemented in conformity with the approved Plans and Reports, referenced in Schedule "E" herein. The Owner further acknowledges and agrees to provide the General Manager,

Planning, Development and Building Services with certificates of compliance issued by a Professional Engineer, licensed in the Province of Ontario, confirming that all recommendations and provisions have been implemented in accordance with the approved Plans and Reports referenced in Schedule "E" herein.

23. **Inlet Control Devices (ICDs)**

The Owner acknowledges and agrees to install and maintain in good working order the required roof-top stormwater inlet control devices, as recommended in the approved Storm Drainage Report, referenced in Schedule "E" herein. The Owner further acknowledges and agrees it shall assume all maintenance and replacement responsibilities in perpetuity. The Owner shall keep all records of inspection and maintenance in perpetuity, and shall provide said records to the City upon its request.

24. **Private Storm Sewer Connection to City Sewer System**

The Owner acknowledges and agrees that any new storm sewers to be installed as part of this development shall not be connected to the City's existing storm sewer system until such time as either:

- (a) a certificate of conformance and As-built Drawings have been received from a Professional Engineer, licensed in the Province of Ontario, certifying that all required inlet control devices have been properly installed to City Standards or Specifications, and that the storm sewer system has been installed in accordance with the approved engineering drawings for site development and City Sewer Design Guidelines. The inlet control devices shall be free of any debris; or
- (b) a flow limiting orifice plate, designed by a Professional Engineer licensed in the Province of Ontario and to the satisfaction of the City, has been installed at the storm water outlet prior to connecting any upstream storm sewers. Such orifice plate shall not be removed until subsection (a) above has been satisfied and approved by the General Manager, Planning, Development and Building Services.

**Site Lighting**

25. **Site Lighting Certificate**

- (a) In addition to the requirements contained in Clause 19 of Schedule "C" hereto, the Owner acknowledges and agrees, prior to the issuance of a building permit, to provide the City with a certificate from an acceptable professional engineer, licensed in the Province of Ontario, which certificate shall state that the exterior site lighting has been designed to meet the following criteria:



- (i) it must be designed using only fixtures that meet the criteria for full cut-off (sharp cut-off) classification, as recognized by the Illuminating Engineering Society of North America (IESNA or IES); and
  - (ii) it must result in minimal light spillage onto adjacent properties. As a guideline, 0.5 fc is normally the maximum allowable spillage.
- (b) The Owner acknowledges and agrees that, upon completion of the lighting Works and prior to the City releasing any associated securities, the Owner shall provide certification satisfactory to the General Manager, Planning, Development and Building Services, from a Professional Engineer, licensed in the Province of Ontario, that the site lighting has been constructed in accordance with the Owner's approved design plan.

## **Waste Collections**

### **26. Waste Collection**

The Owner acknowledges and agrees that residential cart (and/or container) garbage, recycling, and organic waste collection will be provided by the City from a centralized refuse room or area. The Owner shall provide, at its own expense, adequate storage for the containers and carts and acknowledges it is recommended that they be placed on a concrete floor. The Owner shall provide an adequately constructed road for direct access to the garbage/recycling/organic waste storage room or area suitable for garbage/recycle/organic waste collection vehicles. Any additional services (i.e. winching of containers) may result in extra charges.

## **Other**

### **27. Permits**

The Owner shall obtain such permits as may be required from municipal or provincial authorities and shall file copies thereof with the General Manager, Planning, Development and Building Services.

### **28. Works on City Road Allowances**

Any Works required to be done by the Owner on City road allowances shall be according to the specifications and by-laws of the City. The Owner, or its contractor, shall be required to obtain all the necessary permits for road cuts prior to the disruption of the City road allowance and it is further understood and agreed that the aforementioned cuts shall be reinstated to the satisfaction of the Director, Infrastructure Services.

### **29. Testing**

The Owner may be required by the City to perform qualitative and quantitative testing, at the Owner's expense, of any materials which have been or are proposed to be used in the construction of any of the Works required by this Agreement to determine whether they are in conformity with applicable standards as determined by the General Manager, Planning, Development and Building Services.

30. **Provision of As-Built Drawings**

The Owner shall supply to the General Manager, Planning, Development and Building Services, one set of mylar or plastic film as-constructed road, grading and service drawings including the location of all Works, certified under seal by a Professional Engineer, licensed in the Province of Ontario, for City records upon Acceptance and Approval of the Works. Furthermore, the Owner shall provide the As-built Drawings and the attribute data for the Works in a form that is compatible with the City's computerized systems.

May 17, 2024

\_\_\_\_\_  
Date



\_\_\_\_\_  
M Masha Wakula  
Planner, Development Review, Central  
Planning, Development and Building Services  
Department

Enclosure: Site Plan Control Application approval – Supporting Information

## SITE PLAN CONTROL APPROVAL APPLICATION SUPPORTING INFORMATION

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**File Number:** D07-12-22-0120

### SITE LOCATION

211 Armstrong Street, and as shown on Document 1.

### SYNOPSIS OF APPLICATION

The property is located on the western part of Armstrong Street, between Parkdale Avenue and Hinchey Avenue, in north Hintonburg Neighbourhood. The area surrounding the subject site is generally characterized by residential uses typical to R4UB zone, i.e. low-rise residential, with a mix of detached, semi-detached and low-rise multi-unit buildings. To the west of the subject property is Parkdale Avenue with a predominantly low-rise built form and a mix of uses, including residential, as well as the Parkdale Park and Parkdale Market in close proximity. The Tunney's Pasture O Train Station is located within walking distance, approximately 500 metres, northwest of the subject property. The property is currently occupied by a detached residential building and a surface motor vehicle parking area. The existing building is to be demolished.

The proposal seeks to construct a three-storey residential building that will contain a total of 12 dwelling units, including six two-bedroom units and six one-bedroom units. No off-street motor vehicle parking spaces are proposed. Six bicycle parking spaces are proposed at the rear of the property together with the enclosed garbage storage.

A Zoning By-law Amendment application (D02-02-22-0079) was submitted in order to obtain relief from some zoning provisions. A Zoning By-law Amendment was recommended for approval at Planning and Housing Committee on June 21, 2023 (Report ACS2023-PRE-PS-0077) and approved at City Council on June 28, 2023. By-law 2023-310 rezoned the subject site from Residential Fourth Density Zone, Subzone UB (R4UB) to Residential Fourth Density Zone, Subzone UB, Urban Exception 2885 (R4UB [2885]) to include the following exception:

- Despite Section 162, Table 162B, endnote 4 and Section 144 (3) (a), for Low-rise Apartment, maximum of 12 units, the minimum rear yard setback is 7.6 metres.

The subject site is located in a block with lots that have inconsistent lot depth ranging from 25 metres on a corner with Parkdale Avenue to 41 metres on a corner with Hinchey Avenue, and as a result, with rear yards being reduced in size towards Parkdale Avenue, designated Minor Corridor, and corner of Oxford Street and Hinchey Avenue. The

requested relief addresses the angled rear portion of the lot that is otherwise in compliance with lot width and lot area established in Zoning By-law to accommodate the proposed built form.

### **Residential Units and Types**

<b>Dwelling Type</b>	<b>Number of Units</b>
Residential units	12

### **Related Applications**

The following applications are related to this proposed development:

- Zoning By-law Amendment - D02-02-22-0079

### **DECISION AND RATIONALE**

This application is approved for the following reasons:

- The subject site is located within the Inner Urban Transect of the Official Plan and is further designated as Neighbourhood with the Evolving Neighbourhood Overlay. The Inner Urban Transect is generally planned for mid- to high-density and mixed-use development. Policies speak to maintaining and enhancing an urban pattern of built form, prioritizing walking and cycling, and providing direction to hubs, corridors and neighbourhoods. The development proposal represents a gentle intensification, maintains and enhances an urban pattern of built form, and supports the growth of 15-minute neighbourhoods.
- The subject site is located within the Scott Street Secondary Plan area and is designated as Low-Rise Neighbourhood. This proposal complies with the maximum building height established in the Secondary Plan, maintains the core of established neighbourhood by maintaining the current zoning and introduces low scale infill and intensification on under-utilized site within the neighbourhood.
- The subject site is located within the Scott Street Community Design Plan area. The development proposal maintains the core of established neighbourhood by maintaining the current zoning and introduces low scale infill and intensification on under-utilized site within the neighbourhood.
- The development is subject to Urban Design Guidelines for Low-rise Infill Housing. While the proposal seeks relief from the rear yard setback standard established in Zoning By-law, it is recognized that rear yards of adjacent properties and in the block vary in size and between being soft landscaped and with mature trees to hardscaped and with rear yard parking. The proposed rear yard is fully soft landscaped with three mature trees proposed for retention, except the required garbage storage area, bicycle parking spaces, and a walkway providing access to these uses. Additionally, the proposal contributes to the

animation, safety and security of the street by providing a ground floor with principal entry, windows and key internal uses facing onto the street.

- The proposal adheres to all zoning provisions of the R4UB [2885] zoning (Residential Fourth Density Zone, Subzone UB, Urban Exception 2885), as varied through Zoning By-law Amendment application D02-02-22-0079.
- The proposed low-rise residential building is considered to represent good planning.

## **PARKLAND DEDICATION**

Parkland dedication, in accordance with By-law 2022-280, is being satisfied within this approval through the taking of cash-in-lieu of parkland as detailed in the above conditions.

## **CONSULTATION DETAILS**

### **Councillor's Comments**

Councillor Jeff Leiper was aware of the application related to this report.

### **Public Comments**

This application was not subject to public circulation under the Public Notification and Consultation Policy. There were public comments received online and staff considered these comments.

### **Technical Agency/Public Body Comments**

#### Summary of Comments –Technical

All agency comments received were forwarded to the applicant for awareness and implementation, as necessary.

### **Advisory Committee Comments**

N/A

## **APPLICATION PROCESS TIMELINE STATUS**

This Site Plan application was not processed by the On Time Decision Date due to complexity of the issues associated with tree retention and time required to obtain zoning by-law amendment approval.

**Contact:** M Masha Wakula, Tel: 613-580-2424, ext. 27029 or e-mail: mmashawakula.vakula@ottawa.ca@ottawa.ca

# Document 1 – Location Map



LOCATION MAP / PLAN DE LOCALISATION  
ZONING KEY PLAN / SCHÉMA DE ZONAGE

D02-02-22-0079

22-0969-X

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**211 rue Armstrong Street**

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REVISION / RÉVISION - 2022 / 09 / 29



NOT TO SCALE