September 2, 2022 **Via Digital Submission**

Attn: Matthew Shilton, MCIP, RPP
Planner, North Development
City of Mississauga
Planning and Building Department
300 City Centre Drive, Mississauga, Ontario, L5B 3C1

Re: Addendum No. 1 to Planning Justification Report
Application for a Zoning Bylaw Amendment
Branthaven Ninth Line Inc.
5160 & 5170 Ninth Line
Parts of Lot 1, Concession 9, NS
File # OZ 22-4-W10

Dear Mr. Shilton,

Please accept this Addendum to the Planning Justification Report (NOV-21), which is intended to supplement and be read in conjunction with the original report for development of the subject lands in support of Zoning By-law Amendment application (OZ 22-4-W10). The overall development concept has been prepared in response to the comments and discussions with staff through the review process. The intent of this addendum report is to outline the nature of the revised proposal as demonstrated through a revised concept. The following referenced studies are enclosed under separate cover:

- Site Plan, Statistics, Elevations, Floor Plans & Sun-Shadow Analysis – ZO1
- Housing Report – Altus Group
- Traffic Impact Study (TIS), Vehicle Turning Figure – Crozier
- Noise Study – HGC
- Environmental Impact Study (EIS) – GEI, Savanta Division
- Wind Study Addendum Letter – RWDI
- Civil Plans & Functional Servicing Study – Urbantech
- Landscape Plans – Adesso
- Zoning Bylaw Amendment, Waste Management Plan – Korsiak
- Reliance Letters for Geotechnical & Hydrogeological Studies, Environmental Assessment, – DS Consultants
- Reference Plan – Easements & Conveyances – J.D. Barnes Ltd.

1.0 The Proposed Development

The initial concept, dated November 2021, proposed a 6-storey development with 198 apartment units and 228 parking spaces, at a residential parking rate of 1.15 parking spaces per unit including visitor parking. The updated conceptual site plan provides 187 residential units with a parking ratio of 1.17 parking spaces per unit (including visitors), for a total of 223 parking spaces. The min. ratio for bicycle parking proposed remains unchanged at 0.6 spaces per unit and short-term at 0.05 spaces per unit, for a total of 112 residential bicycle spaces, plus 10 visitor bicycle spaces.

Amenity areas provided include indoor and outdoor spaces at 5.3 m^2 per unit, provided through a 332.0 m^2 outdoor surface courtyard, 260.0 m^2 of rooftop amenity, and 410m^2 of indoor amenity space. Refer to the floor plans and parking justification within the Traffic Impact Study.

Changes in Number of Units, Parking, and Amenity Area–November 2021 & August 2022 Site Plans

CHANGES	NOV 2021	AUG 2022
TOTAL **Units**	198	187
TOTAL **Vehicle Parking Spaces**	228	223
TOTAL **Bicycle Parking Spaces**	129	122
TOTAL **Amenity**	1,233 m^2	1,002 m^2

2.0 Zoning By-Law Amendment

The existing Development (D) zone does not permit any new residential development and as such, a Zoning By-law Amendment is required to permit the proposed development, which conforms to the Mississauga Official Plan (MOP). The draft Zoning Bylaw Amendment Schedule (*Appendix I*) and Zoning Compliance Matrix (*Appendix II*) identify the proposed zones as Residential Medium Density – Apartment (RA2-xx) with requested site-specific provisions, and Greenlands (G1-xx) for the woodlot buffer. The nature of the requested zoning amendments reflects the need to provide housing through a compact built form, which helps to meet the intent of Provincial Growth Policies and the objectives in the MOP for the Ninth Line Character Area.

3.0 Conceptual Site Plan & Urban Design

The updated Composite Plan and Conceptual Site Plan, Ground floor plan and Underground Parking Plans (Figures 1-4) illustrate the revised site layout and design changes that respond to the first submission comments and subsequent meetings with Planning and Urban Design staff. This addendum discusses the major comments resulting in changes to the massing and layout.

Massing & Layout: The revised massing of the building creates views and connections to the woodlot by elongating the building along Ninth Line, translating to a wider outdoor courtyard. A partially screened breezeway along the northwest quadrant connects the outdoor amenity area to the woodlot. The outdoor amenity area strikes a balance to ensure adequate sun access, while addressing other requirements, including not facing Ninth Line to the east and providing noise mitigation measures from Hwy 407 to the west. A number of residential units/suites have been introduced along two sides of the outdoor courtyard space to capitalize on the utility and desirability of the outdoor areas.

Circulation: Pedestrian safety and circulation has been improved through introducing two entranceways and lobbies located along the north side of the building. The ground floor includes revised lobby layouts with access to indoor and outdoor amenity spaces as well as enhanced connections to the woodlot and Churchill Meadows Community Centre to the north. A breezeway has also been introduced that conveniently connects pedestrians from the building to the nearby woodlot, increasing the ease at which residents can access this open space use. A drop-off area provides access for loading with a walkway to the moving room entrance off the rear amenity area. Two driveways are maintained with the second being a one-way exit, which increases circulation and reduces the potential for pedestrian and vehicle conflict. The main driveway is located at the south end of the property, providing direct access to the enclosed waste collection area within the building, which is now separated from the underground parking ramp relocated to the south of the property.

Vehicle & Bicycle Parking revised by City

In June of 2022, a Zoning By-law Amendment was adopted by the City to introduce bicycle parking space requirements for residential developments. The subject site is located within Precinct 3 which requires a bicycle parking rate of 0.6 Type A spaces/unit for long term parking, and 0.05 Type B spaces/units for short term parking. The proposed development meets these requirements through providing 112 long term stacked parking space in P1 level and 10 short term spaces at he surface.

Environment: As it is not feasible to relocate all the visitor parking underground, surface parking is provided at the rear of the site screened from Ninth Line with landscaping and architectural screening to the north that functions as both a noise attenuation measure for the abutting outdoor amenity area and for aesthetic purposes. The landscape buffer around the property is 3.0 metres in width and incorporates

a lowered underground slab to provide adequate soil volume to support medium-size trees. It should be noted that the access along the rear of the site is from a private condominium road that includes on-street parking. Maintaining the woodlot buffer at 10 m allows for a continuation of the pedestrian walkway reduced to 1.5 metres with a landscape buffer to the ground floor patios setback at 4.5 metres. The underground parking structure has been setback further at 2.0 metres to the Woodlot Buffer. Refer to the updated EIS.

4.0 Housing

The updated Housing Report, prepared by Altus, speaks to how the proposed development contributes towards the achievement of the Regional Housing Target by increasing the range and diversity of housing options. Specifically, the proposed development provides a higher-density comprised of 153 one-bedroom/1-bedroom+den units and 34 two-bedroom/2-bedroom+den units that has considered the existing and future developments nearby including, single detached housing and the abutting future 3-bedroom townhouse subdivision. The Report also denotes that the proposed development is not within a MTSA and should not be required to provide affordable housing units however, the proposed development can help to overcome the significant shortfalls of housing supply within the Region.

6.0 Planning Opinion

The proposed Zoning By-law Amendment for development of the land is justified and represents good planning for the following reasons:

1. The proposal supports the Provincial Policy Statement and conforms to the Region of Peel and City of Mississauga Official Plans;
2. The revised proposal further contributes to the achievement of minimum density numbers required by the Province, Region and City;
3. The development accommodates families of different sizes and incomes;
4. The development continues to make efficient use of existing and planned hard and soft services;
5. The development is supportive of transit services and active transportation networks;
6. The development provides for safe pedestrian circulation by connecting to sidewalks and trails;
7. The proposal incorporates design elements that protects and preserves the nearby woodlot while balancing the need for higher density; and

8. The proposal complements and benefits from many of the adjacent services and amenities in the recently constructed Community Centre and future abutting Subdivision.

Respectfully submitted,

KORSIAK URBAN PLANNING

Wayne Coutinho, MPl, BSc Env, RPP.

List of Figures

FIGURE 1: COMPOSITE PLAN
FIGURE 2-4: CONCEPTUAL SITE PLAN, GROUND FLOOR PLAN, P1 PARKING PLAN

List of Attachments

APPENDIX I: DRAFT ZONING BY-LAW AMENDMENT & SCHEDULES
APPENDIX II: ZONING COMPLIANCE MATRICES

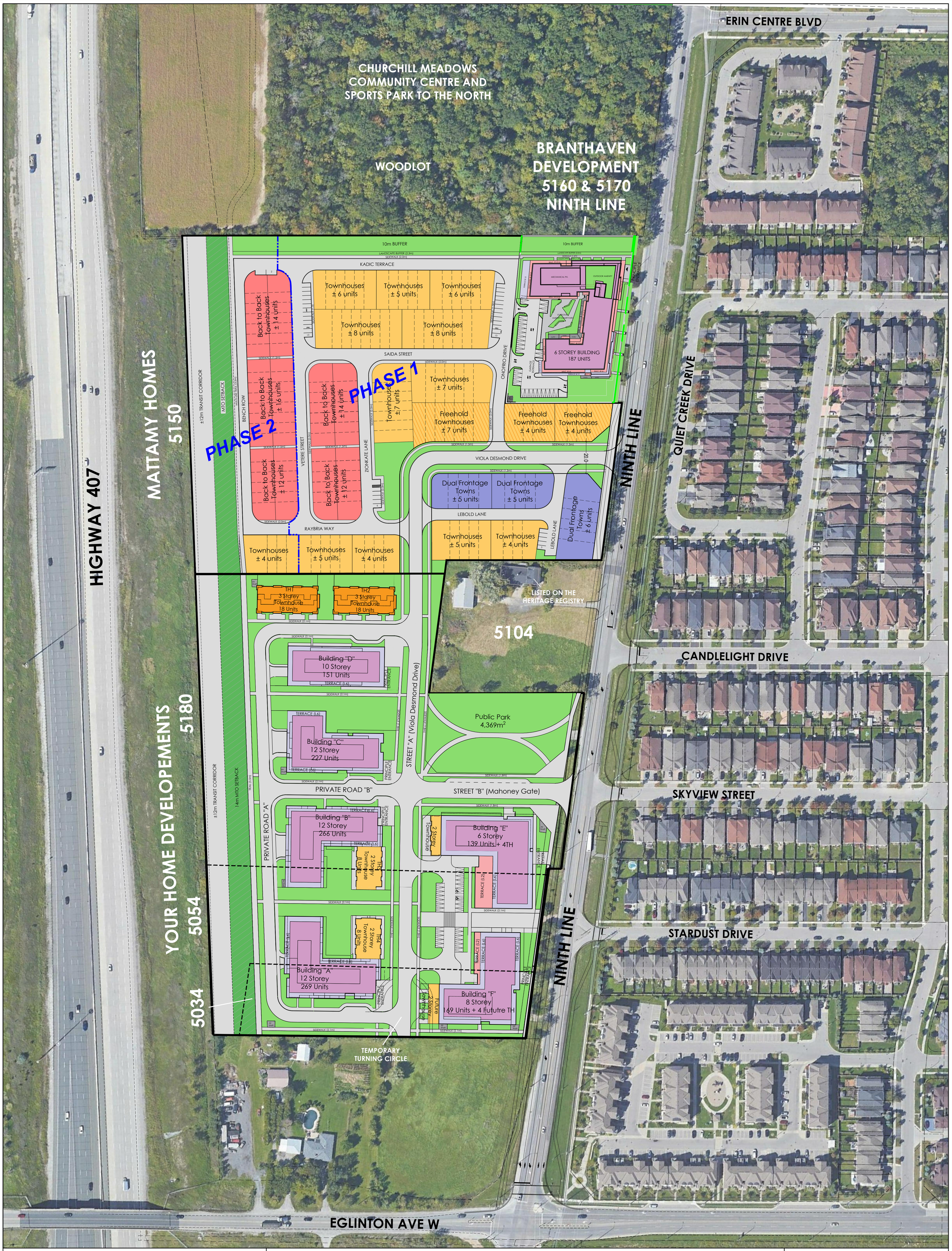

FIGURE 1

COMPOSITE PLAN

MATTAMY HOMES/YOUR HOME DEVELOPMENTS/BRANTHAVEN DEVELOPMENT

LEGEND

- TOWNHOUSES
- STACKED TOWNHOUSES
- BACK TO BACK TOWNHOUSES
- DUAL FRONTAGE TOWNHOUSES
- FREEHOLD TOWNHOUSES
- APARTMENT BUILDING
- PUBLIC PARK
- MTO SETBACK

mattamyHOMES

YOUR HOME DEVELOPMENTS

BRANTHAVEN

Scale 1:1000

August 26, 2022

KORSIAK Urban Planning

206-277 Lakeshore Road East
Oakville, Ontario L6J 1H9
T: 905-257-0227
info@korsiak.com

CONSULTANT TEAM

COFINI - 5160-5170 NINTH LINE, MISSISSAUGA, ON. L5M 0R5
PROJECT NUMBER 21014

CLIENT:
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ADDRESS: 720 OVAL COURT. BURLINGTON, ON. L7L 6A9
TEL: 905-333-8364
www.branthaven.com

PROJECT ARCHITECT:

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www.zo1.ca

CONSULTANT:

NAME: FBDEV CONSULTING INC.
ADDRESS
TEL:
www.website.com

PLANNER:

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www.urbantech.com

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NAME ADESSO DESIGN INC.
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TEL: 905-526-8876
www.adessodesigninc.ca

WIND STUDY:

NAME: GRADIENT WIND ENGINEERING INC.
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TEL: 613-836-0934
www.gradientwind.com

GEO-ENVIRONMENTAL ENGINEER:

NAME: DS CONSULTANTS LTD.
ADDRESS: 6221 HWY 7 UNIT 16, WOODBRIDGE, ON. L4H 0K8
TEL: 905-264-9393
www.dsconsultants.ca

ACOUSTICAL ENGINEERS:

NAME: HGC ENGINEERING
ADDRESS: 2000 ARGENTIA RD 1, Ste. 203, MISSISSAUGA, ON. L5N 1P7
TEL: 905-826-4044
www.acoustical-consultants.com

LAND DEVELOPMENT ENGINEERING:

NAME: CROZIER CONSULTING ENGINEERS
ADDRESS: 211 YONGE ST. Ste. 301. TORONTO, ON. M5B 1M4
TEL: 416-477-3392
www.cfcrozier.ca

ENVIRONMENTAL CONSULTANTS:

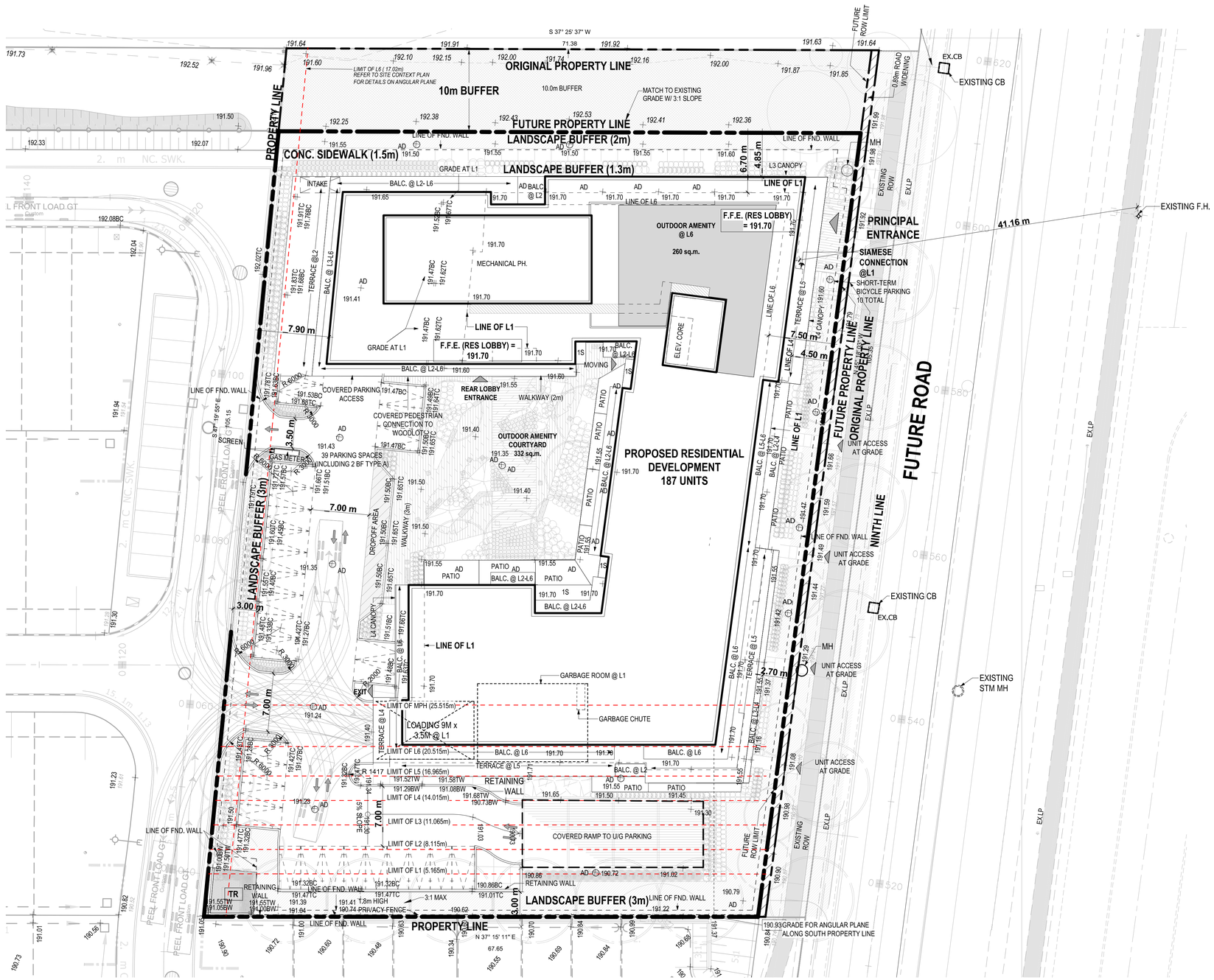
NAME: SAVANTA
ADDRESS: 75 TIVERTON COURT, UNIT 100. MARKHAM, ON. L3R 4M8
TEL: 1-800-810-3281
www.savanta.ca

STRUCTURAL CONSULTANTS:

NAME: JABLONSKY, AST AND PARTNERS
ADDRESS: 1131 LESLIE ST, TORONTO ON M3C 3L8
TEL: 416-447-7405
www.astint.on.ca

MECHANICAL AND ELECTRICAL CONSULTANTS:

NAME: NEMETZ (S/A) & ASSOCIATES LTD.
ADDRESS: 214 KING ST W, TORONTO ON M5H 3S6
TEL: 647-253-2080
www.nemetz.com



Site Plan
1 : 250
1
A101

FIGURE 2

No.:	Date:	Description:
02	2022-08-16	Rezoning Submission
01	2021-11-05	Rezoning Submission

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ZO1

Seal:
ONTARIO ASSOCIATION OF ARCHITECTS
BONNIE A. CHAN
LICENCE
8291

Client:
BRANTHAVEN

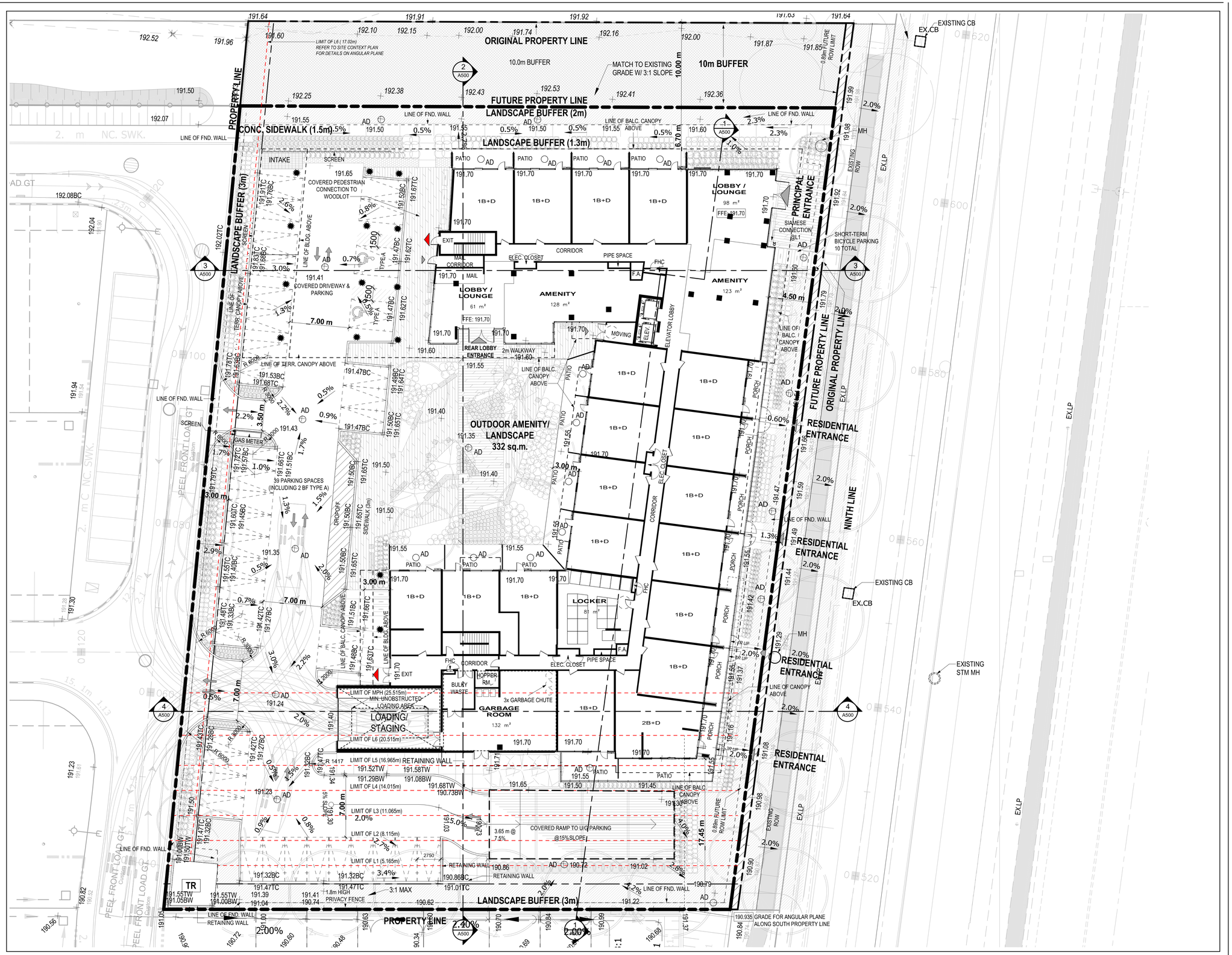
Project:
Proposed Residential Development - 5160-5170 Ninth Line, Mississauga
Enter address

Drawing Title:
Site Plan

Scale: 1 : 250	Drawn by: J.C.
Checked by: B.C.	Project No.: 21014
Date: 2022-08-16	Drawing No.: A101

Plot Date: 2022-08-31 10:54:13 AM

FIGURE 3



Level 1 Floor Plan
1 : 200
1 / A201

No.:	Date:	Description:
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01	2021-11-05	Rezoning Submission

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Enter address

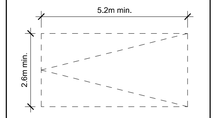
Drawing Title:

Level 1 Floor Plan

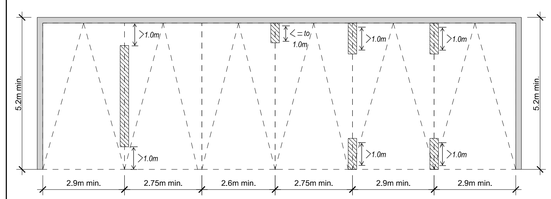
Scale:	Drawn by:
1 : 200	J.C.
Checked by:	Project No.:
B.C. & D.L.	21014
Date:	Drawing No.:
2022-08-16	A201

Plot Date: 2022-08-26 4:46:50 PM

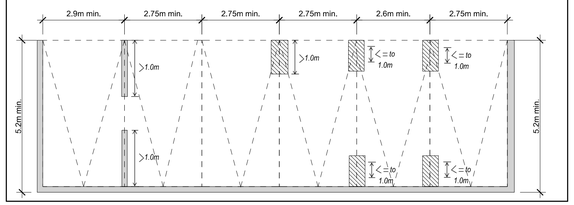
TYPICAL PARKING SPACE



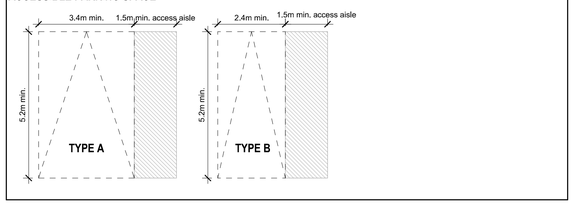
PARKING SPACE DIMENSIONS WITH OBSTRUCTIONS



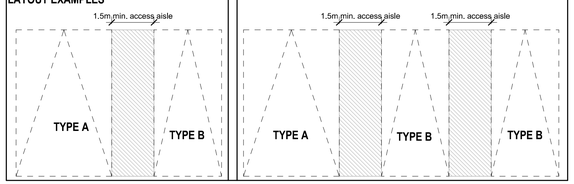
AISLE



ACCESSIBLE PARKING SPACE

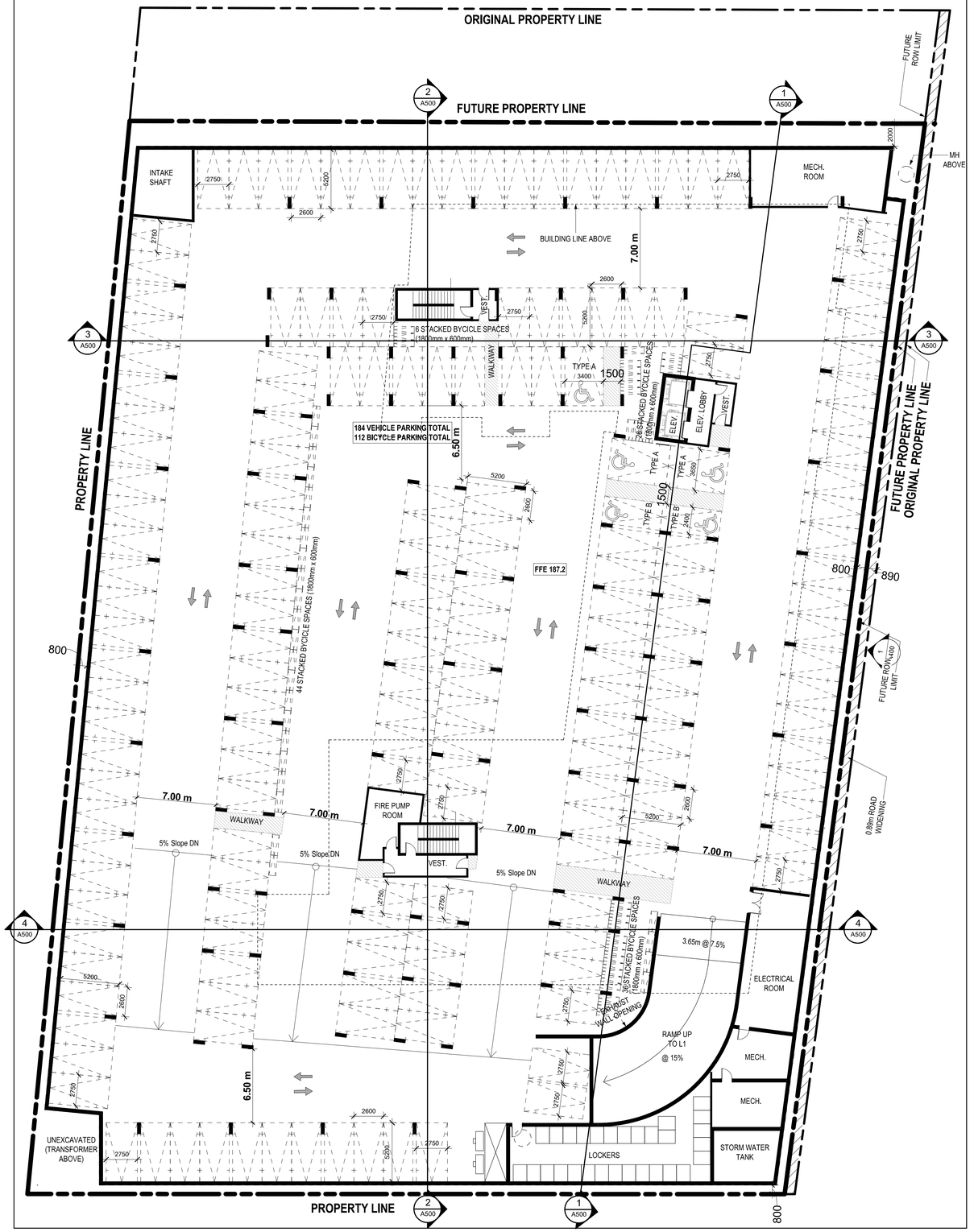


ACCESSIBLE PARKING SPACE LAYOUT EXAMPLES



CITY OF MISSISSAUGA ZONING BY-LAW 0225-2007 SECTION 3.1.1.4

Parking Legend 2 A200
NTS



P1 Floor Plan 1 A200
1 : 200

FIGURE 4

No.:	Date:	Description:
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Scale: As indicated	Drawn by: J.C.
Checked by: B.C. & D.L.	Project No.: 21014
Date: 2022-08-16	Drawing No.: A200

Plot Date: 2022-08-26 4:46:48 PM

A by-law to amend By-law Number 0225-2007, as amended.

WHEREAS pursuant to sections 34 and 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, the council of a local municipality may pass a zoning by-law;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by adding the following Exception Table:

4.15.3.XX	Exception: RA2-xx	Map # xx	By-law:
In a RA2-xx zone the permitted **uses** and applicable regulations shall be as specified for a RA2 zone except that the following **uses**/regulations shall apply:			
Regulations			
4.15.3.XX.1	Ninth Line will be deemed the **front lot line**		
4.15.3.XX.2	Maximum **Floor Space Index** – **Apartment Zone**		2.0
4.15.3.XX.3	Minimum **front yard setback** for dwelling with a height less than 13.0 m		4.5 m
4.15.3.XX.4	Minimum **front yard setback** for dwelling with a height greater than 13.0 m and less than or equal to 20.0 m		7.5 m
4.15.3.XX.5	Minimum **parking,** residential		1.0 per unit
4.15.3.XX.6	Minimum **parking,** residential visitor		0.17 per unit
4.15.3.XX.7	Minimum **rear yard setback** for dwelling with a height greater than 13.0 m and less than or equal to 20.0 m		7.9 m
4.15.3.XX.8	Minimum **landscaped area**		30 %
4.15.3.XX.9	Maximum encroachment of a **balcony** above the first storey into the **rear yard**		5.5 m
4.15.3.XX.10	Maximum encroachment of a **porch** located on **first storey,** provided that each shall have a max width of 7.5 m (max)		2.5 m
4.15.3.XX.12	Maximum projection of a **balcony** above the first storey from the outermost face of the **building**		5.5 m
4.15.3.XX.13	Minimum setback from surface **parking spaces** to a **street line**		3.0 m
4.15.3.XX.14	Minimum setback from a **parking structure** completely below finished grade to any **lot line**		0.8 m
4.15.3.XX.15	Minimum depth of a **landscape buffer** along a **lot line** that is a **street line**		3.0 m
4.15.3.XX.16	The minimum setback for **parking areas** below surface in Residential Zones to all lands zoned G1.		2.0 m
4.15.3.XX.17	The minimum **aisle** width for a **parking structure** completely below finished grade.		6.5 m
4.15.3.XX.18	Minimum **amenity area** required per unit.		5.3 m^2
4.15.3.XX.19	All site development plans shall comply with Schedule RA2-xx of this Exception		

2. Map Number 57 of Schedule "B" to By-law Number 0225-2007, as amended, being a City of Mississauga Zoning By-law, is amended by changing thereon from "D" to "RA2-xx" and "G1" the zoning of Part of Lot 1, Concession 9, New Survey, in the City of Mississauga, PROVIDED HOWEVER THAT the "RA2-xx" and "G1" zoning shall only apply to the lands which are shown on the attached Schedule "A", which is deemed to be an integral part of this By-law, outlined in the heaviest broken line with the "RA2-xx" and "G1" zoning indicated thereon.

ENACTED and PASSED this _____ day of _____, 2022.

_____

MAYOR

_____

CLERK

APPENDIX "A" TO BY-LAW NUMBER _____

Explanation of the Purpose and Effect of the By-law

The purpose of this By-law is to permit a residential development consisting of an apartment building with a total of 187 residential units. The development includes private outdoor amenity area at the surface and rooftop. A 10-metre buffer to the woodlot to be conveyed to the City, with the setbacks to the woodlot buffer at 2.0 metres below grade for the underground parking structure and 4.5 metres to the balcony/terraces and 6.7m to the building and ground floor units.

To achieve the desired density with constraints associated with the woodlot buffer and road widening along Ninth Line, the setbacks along other property lines are reduced. The required visitor parking is provided at 0.17 spaces per unit, appropriate for a mid-rise building abutting the Community Centre with access to a transit hub and future transit stops along Ninth Line.

This By-law amends the zoning of the property outlined on the attached Schedule "A" from "D" (Development) to "RA2-XX" (Residential Apartment - Exception), and "G1-XX" (Greenlands).

"D" permits a building or structure legally existing on the date of passing of this By-law and the existing legal use of such building or structure.

"RA2-xx" permits residential apartment buildings with a maximum FSI of 2.0

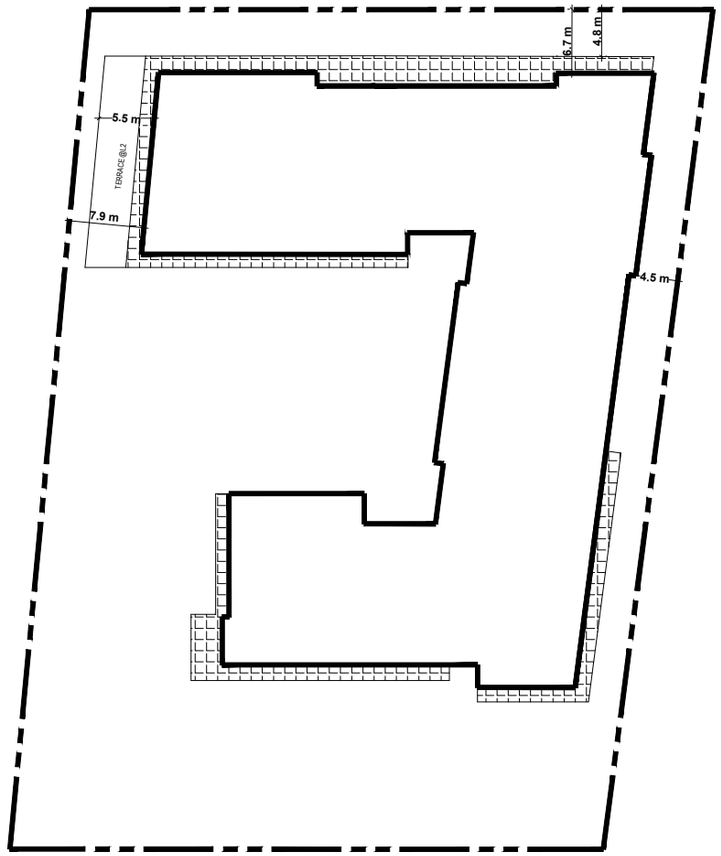
"G1-xx" permits natural heritage features and area conservation, flood control, stormwater management, and erosion management.

Location of Lands Affected

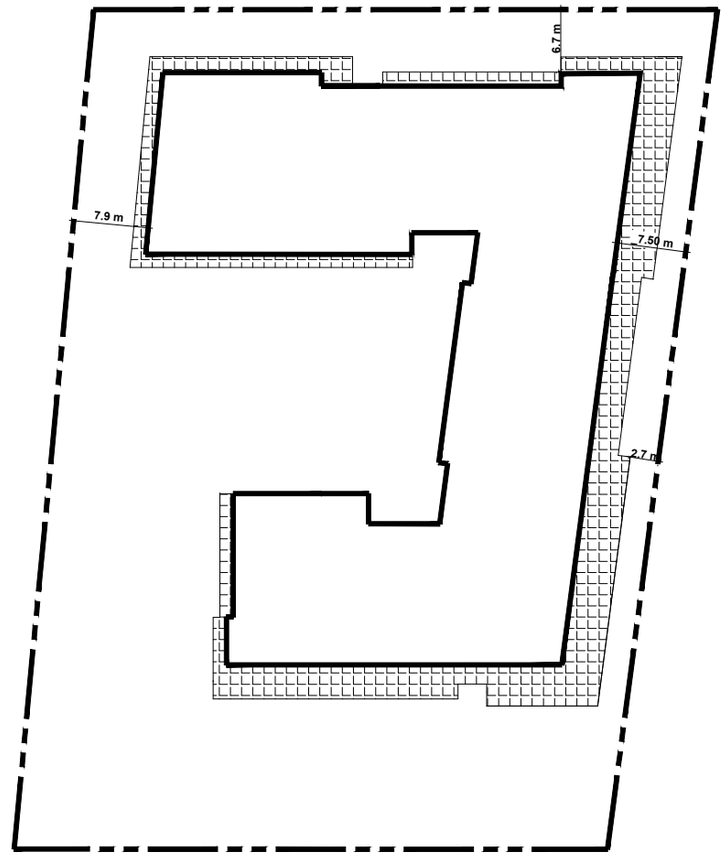
West side of Ninth Line, north of Eglinton Avenue West, in the City of Mississauga, as shown on the attached Map designated as Schedule "A".

Further information regarding this By-law may be obtained from Matthew Shilton of the City Planning and Building Department at 905-615-3200 ext. 5299.

L1-4
(Height lower than 13 m)



L5-6
(Height higher than 13 m)



NOTE:
unless otherwise noted.
and are minimum setbacks,
All measurements are in metres

THIS IS SCHEDULE "RA2-XX"

AS ATTACHED BY-LAW _____

PASSED BY COUNCIL ON _____

APPENDIX II

Zoning Matrix: RA2 Zone – *for Res. Apartment Building (187 Units proposed)*

Table 4.15.1	RA1-RA5 Zone Regulations	Required per RA2 zone	Provided & Proposed RA2-xx	Rationale for site specific RA2 Zone
3.0	**Lot Frontages** (min)	30 m	105.4 m	
4.0	**FSI – Apartment Zone** (min)	0.5	2.0	*Refer to PJR for desired density*
5.0	**FSI – Apartment Zone** (max)	1.0		
7.0	**Height** (max)	26.0 m [2] & 8 storeys	19.4 m & 6 storeys	
8.0	**SETBACKS, FRONT YARD**			
8.1	For that portion of the dwelling with a **height** less than or equal to 13.0 m (min)	7.5 m [3]	4.5 m	*L1-L4 consistent with other developments*
8.2	For that portion of the dwelling with a **height** greater than 13.0 m and less than or equal to 20.0 m (min)	8.5 m [3]	7.5 m	*L5-L6 No impact as Ninth Line is a 35 m ROW*
9.0	**SETBACKS, INTERIOR SIDE YARD**			
9.1	For that portion of the dwelling with a **height** less than or equal to 13.0 m (min)	4.5 m [3]	6.7 m	*L1-L4*
9.2	For that portion of the dwelling with a **height** greater than 13.0 m and less than or equal to 20.0 m (min)	6.0 m [3]	6.7 m	*L5-L6*
10.0	**SETBACKS, REAR YARD**			
10.1	For that portion of the dwelling with a **height** less than or equal to 13.0 m (min)	7.5 m [3]	7.9 m	*L1-L4*
10.2	For that portion of the dwelling with a **height** greater than 13.0 m and less than or equal to 20.0 m (min)	10.0 m [3]	7.9 m	*L5-L6, separated by CEC road, no*
11.0	ENCROACHMENTS & PROJECTIONS			
11.1	Encroachment of a **balcony** located above the **first storey**, sunroom, window, **chimney**, pilaster, cornice, balustrade or roof eaves into a required **yard** (max)	1.0 m	5.5 m	*Rear yard Level 2 with enlarged canopy-balcony above parking*
11.2	Encroachment into a required **yard** of a **porch**, **balcony** located on the **first storey**, staircase, landing or awning, provided that each shall have a max width of 6.0 m (max)	1.8 m	2.5 m encroachment, with a width of 7.5 m (max)	*facing woodlot, 1 unit with 7.5 m wide balcony, other 3 at 6.8 m.*
11.3	Projection of a **balcony** located above the **first storey** measured from the outermost face or faces of the **building** from which the **balcony** projects (max)	1.0 m	5.5 m	L2 rear yard above parking; and 2.7 m for balconies facing Ninth Line (wind mitigation)
12.0	ABOVE GRADE SEPARATION BETWEEN **BUILDINGS**			
12.1	For that portion of the dwelling with a **height** less than or equal to 13.0 m (min)	3.0 m	27 m	
12.2	For that portion of the dwelling with a **height** greater than 13.0 m and less than or equal to 20.0 m (min)	9.0 m	27 m	
13.0	PARKING, LOADING, SERVICING AREA AND **PARKING STRUCTURES**			
13.1	**Parking Spaces** (min) – Residential and Non-Residential	[4] Per Table 3.1.2.1	1.0 space/ unit + 0.17 visitor / unit	*Refer to Parking Justification (TIS)*
13.2	Setback from surface **parking spaces** or **aisles** to a **street line** (min)	4.5 m	3.0 m	*At rear, to private road with on--street parking. Adequate soil vol provided for trees*

Table 4.15.1	RA1-RA5 Zone Regulations	Required per RA2 zone	Provided & Proposed RA2-xx	Rationale for site specific RA2 Zone
13.3	Setback from surface **parking spaces** or **aisles** to any other **lot line** (min)	3.0 m	3.0 m	
13.4	Setback from a **parking structure** above or partially above finished grade to any to any **lot line** (min)	7.5 m	n/a	
13.5	Setback from a **parking structure** completely below finished grade, inclusive of external access stairwells, to any **lot line** (min)	3.0 m	0.8 m	*To 1 parking level, with landscaped areas above. Shoring can be accommodated within setback.*
13.6	Setback from a waste enclosure/loading area to a **street line** (min)	10.0 m	18.5 m	
13.7	Setback from a waste enclosure/loading area to a zone permitting **detached** and/or **semi-detached** (min)	10.0 m	n/a	
14.0	**CONDOMINIUM ROADS** AND **AISLES**			
14.1	**Condominium roads** and **aisles** are permitted to be shared with abutting lands zoned to permit **back to back** and **stacked townhouses**, **townhouses,** or **apartments**, or any combination thereof	Yes	Yes	*Site access per Mattamy condo. roads/aisles*
15.0	**LANDSCAPED AREA, LANDSCAPED BUFFER** AND **AMENITY AREA**			
15.1	**Landscaped area** (min)	40 % of lot area	30 % of lot area	*Excluding 712 m^2 woodlot buffer & 84 m^2 Ninth Line*
15.2	Depth of a **landscaped buffer** abutting a **lot line** that is a **street line** and/or abutting lands with an Open Space, Greenlands and/or a Res. Zone with the exception of an **Apartment** Zone (min)	4.5 m (6)	3.0 m	*Buffer to street with on-street parking. Adequate soil depth from u/g slab below provided for trees.*
15.3	Depth of a **landscaped buffer** along any other **lot line** (min)	3.0 m (5)(6)	3.0 m	
15.4	**Amenity area** (min)	Greater of 5.6 m^2 per **dwelling unit** or 10% site area	5.3 m^2 per unit	*Total indoor & outdoor provided at 1,002 m^2*
15.5	Total required **Amenity area** to be provided in one contiguous area (min)	50 %	50 %	Contiguous *of rear ground floor lounge + indoor amenity room + outdoor courtyard*
15.6	**Amenity area** to be provided outside at grade (min)	55.0 m^2	352.0 m^2	
	GENERAL Regulations	**Required**	**Provided & Proposed**	**Rationale**
2.1.30.1	Rooftop **balcony** set back from all exterior edges of a **building** or **structure.**	1.2 m	3.0 m	
3.1.1.5.1	The minimum **aisle** width (parking below surface)	7.0 m	6.5 m	*For G1-xx buffer*
3.1.3.1	**Accessible Parking Space** (Table 3.1.3.1)	(13-100) 4% of 37 visitor = 2 spaces	7 spaces	*5 below grade, 2 at surface*
3.1.6.5.1	**Bicycle Parking Spaces – Apartments – Line 2.0** (By-law 0018-2022)	0.6 /unit Res + 0.05/unit Visitor	0.6/unit Res + 0.05/ unit for Visitor	*112 stacked + 10 short term*
4.1.8.1	The minimum setback for all **buildings**, **structures**, **parking areas** and **swimming pools** in Residential Zones to all lands zoned G1 or G2 Base Zone, shall be the greater of 5.0 m or the required **yard**/setback.	5.0 m	2.0 m	*For underground parking to future G1-xx zone Woodlot Buffer*