

The Corporation of the Town of Ajax

COMMUNITY AFFAIRS AND PLANNING COMMITTEE

Tuesday, April 7, 2015 at 7:00 p.m.

Council Chambers, Town Hall

65 Harwood Avenue South



PRESENTATIONS

*Alternative formats available upon request by contacting:
accessibility@ajax.ca or 905-619-2529 ext. 3347*

Anything in **blue** denotes an attachment/link. By clicking the links on the agenda page, you can jump directly to that section of the agenda. To manoeuver back to the agenda page use the **Ctrl + Home** keys simultaneously.

4. Public Meeting

- 4.1 [Site Plan Application SP2/14](#)
[Windcorp Grand Harwood Place Ltd](#)
~ G. Muller, Manager of Planning
- 4.2 [Zoning By-law Amendment Z3/13](#)
[Town of Ajax Initiated Zoning By-law Amendment](#)
[Downtown Enhanced Retail Permissions](#)
~ S. McCullough, Development Planner
- 4.3 [Zoning By-law Amendment application Z4/15](#)
[Site Plan Application SP8/15](#)
[IBI Group \(Guthrie Farm Temporary Pan-Am parking Lot\)](#)
[709 Taunton Road East](#)
~ G. Romanowski, Development Approval Coordinator



Site Plan Application SP2/14 Grand Harwood Place



Community Affairs and Planning Committee
April 7, 2015



Ajax Plaza: History

- Designed to serve an ultimate Ajax population of 25,000
- 1951: First shops opened
- Buildings developed incrementally up to the early 1960's
- 1950's: parking lot transferred from CMHC to Ajax
- Plaza is currently divided amongst 31 separate owners
- Town is the largest land owner:
 - holds the east and west parking lots
 - store front walkways
 - other vacant lands



Ajax Plaza: Issues

- Poor image
- Awkward lot pattern makes land assembly/redevelopment difficult
- Poor local street and road network connections
- Undesirable land uses
- Outdoor storage
- Lack of screening of garbage, servicing and utilities
- Areas have fallen into disrepair, including building facades, walkways and pavement areas
- Municipal maintenance liability



Vision

- Establish a lively and active mixed use shopping district including single use, live-work and mixed use developments
- High-quality design standards
- Provide flexible transportation options
- Achieve urban densities
- Encourage pedestrian activity along the street
- Enhance public transit use

5.0 VISIONING DOWNTOWN



New Public Square Along Harwood

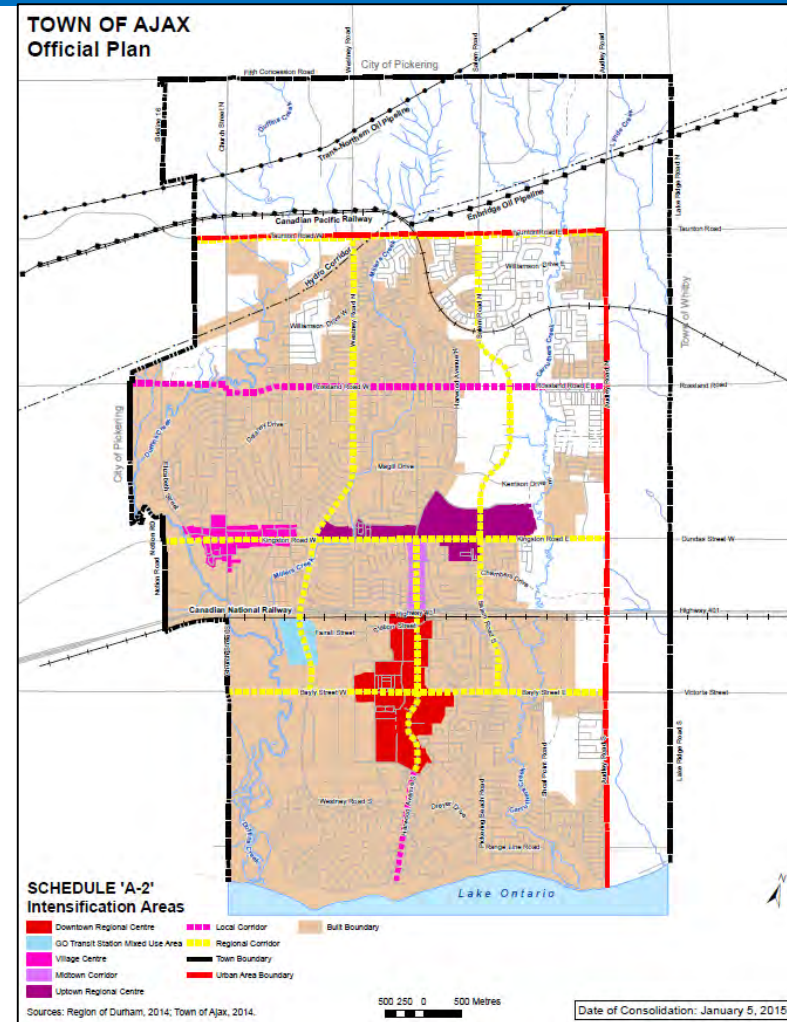


Town of Ajax Growth Plan Implementation

GHR | DTAH | ABCOM

Downtown Regional Centre Goals

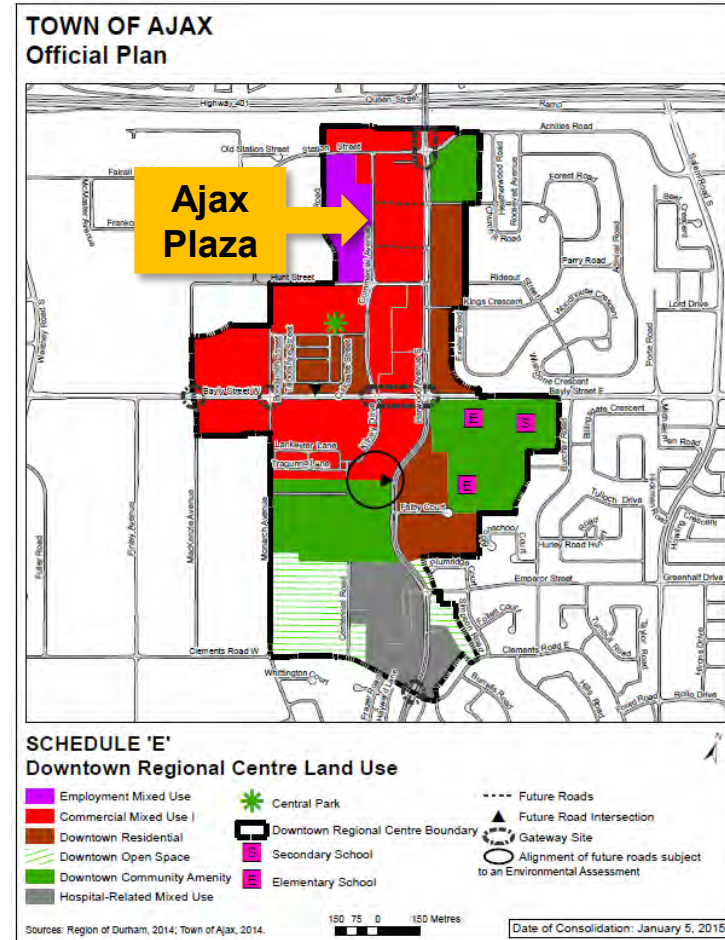
- Ensure that the Downtown evolves as a centre that is:
 - Compact
 - Urban
 - Intensive
 - Mixed-use
 - Pedestrian oriented
 - Transit-supportive
- Grows as a focus of commercial, residential, civic government, entertainment, community facilities and cultural activities



Downtown Regional Centre

“Commercial Mixed Use 1”

- Permits a broad range and combination of uses:
 - Retail
 - Service commercial
 - Offices
 - Residential uses
- Front facing buildings close to the street
- Two Future east-west Local Roads
- “A new north-south street, west of Harwood, is envisioned as a more intimate commercial street which will complement the grand ceremonial character of Harwood Avenue” (3.2.2.1)



Lower Harwood Avenue Study and Street Treatment Design

Adopted by Council in April, 2013

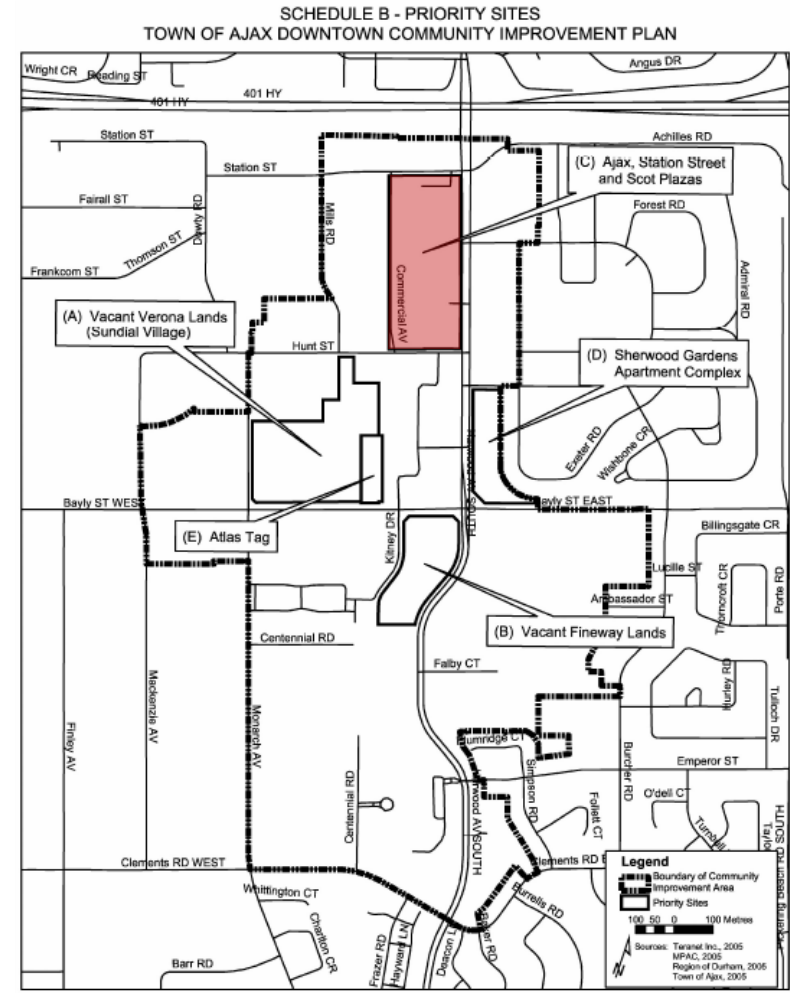
- Design study established a long term vision for Lower Harwood Avenue:
 - Intersection Treatments
 - Pedestrian Infrastructure
 - Street Furniture, Lighting
 - Parking
 - Cycling facilities
 - Public Art
 - Special Events
- Guides future improvements in the Town's Long Range Capital Forecast



Downtown Community Improvement Plan

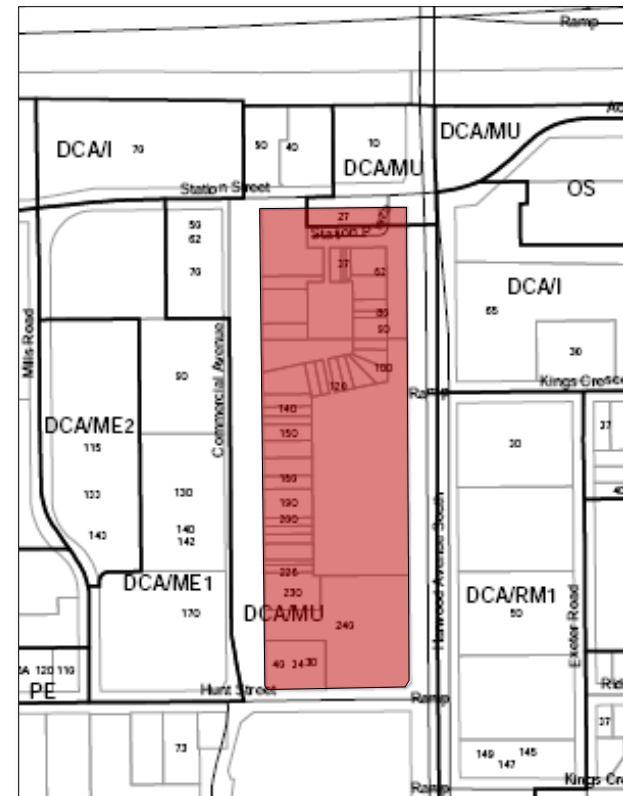
In effect until 2025...

- Establishes the framework for investment - under s. 28 of the *Planning Act*
- **A priority site;**
- Authorizes the use of incentives including:
 - Exemptions from Town of Ajax development charges
 - Rebates from planning and building permit application fees
 - the ability for tax increment financing to be offered by the Town



Downtown Central Area/Mixed Use 'DCA/MU'

- *Permits:*
 - commercial uses, financial institutions, hotels, offices, personal services shops, places of entertainment, restaurants, retail stores up to 4,654 m² (50,000 sq. ft.)
 - residential uses including townhouses, live-work units, multiple attached dwellings and apartments
- Prohibits drive-through facilities, taxi depots
- Development standards regulate building setbacks, minimum building heights, parking standards, lot coverage, etc.
- Minimum density: 1.25 FSI required
- **Proposed uses and density for the proposed development is permitted under the Zoning By-law**

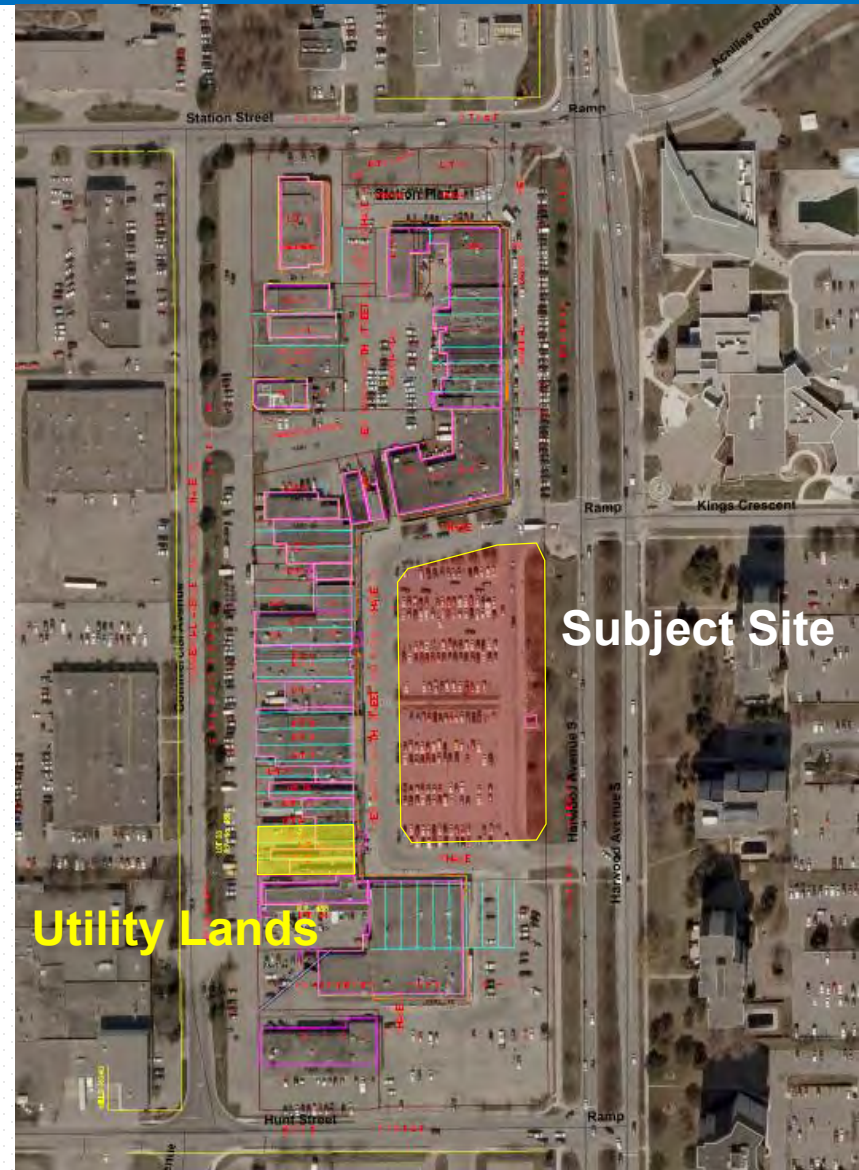


The Site

- 0.98 hectares (2.7 acres)
- Along Harwood Avenue, south of Kings Crescent
- Incorporates surface parking and landscaped areas
- Local road surrounding the site remains, with improvements included as part of the development

Utility Lands

- 3 plaza ownerships required for servicing and access to Commercial Avenue





- 342 Residential Units (318 apartments, 14 live/work, 10 townhouses)
- 2516.6 m² (27,089 ft²) office space
- 2968 m² – 4066 m² (31,952 ft² – 43,767 ft²) of ground floor retail space
 - Reflects whether a grocery store can be attracted to the site
- Local public roads, lay-by parking, bus bays, cycle track

Project Rendering

(view northwest from Harwood Avenue)

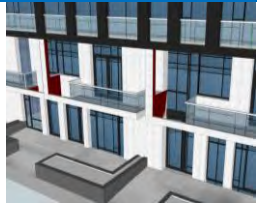


Project Rendering

(view northeast from Street C)



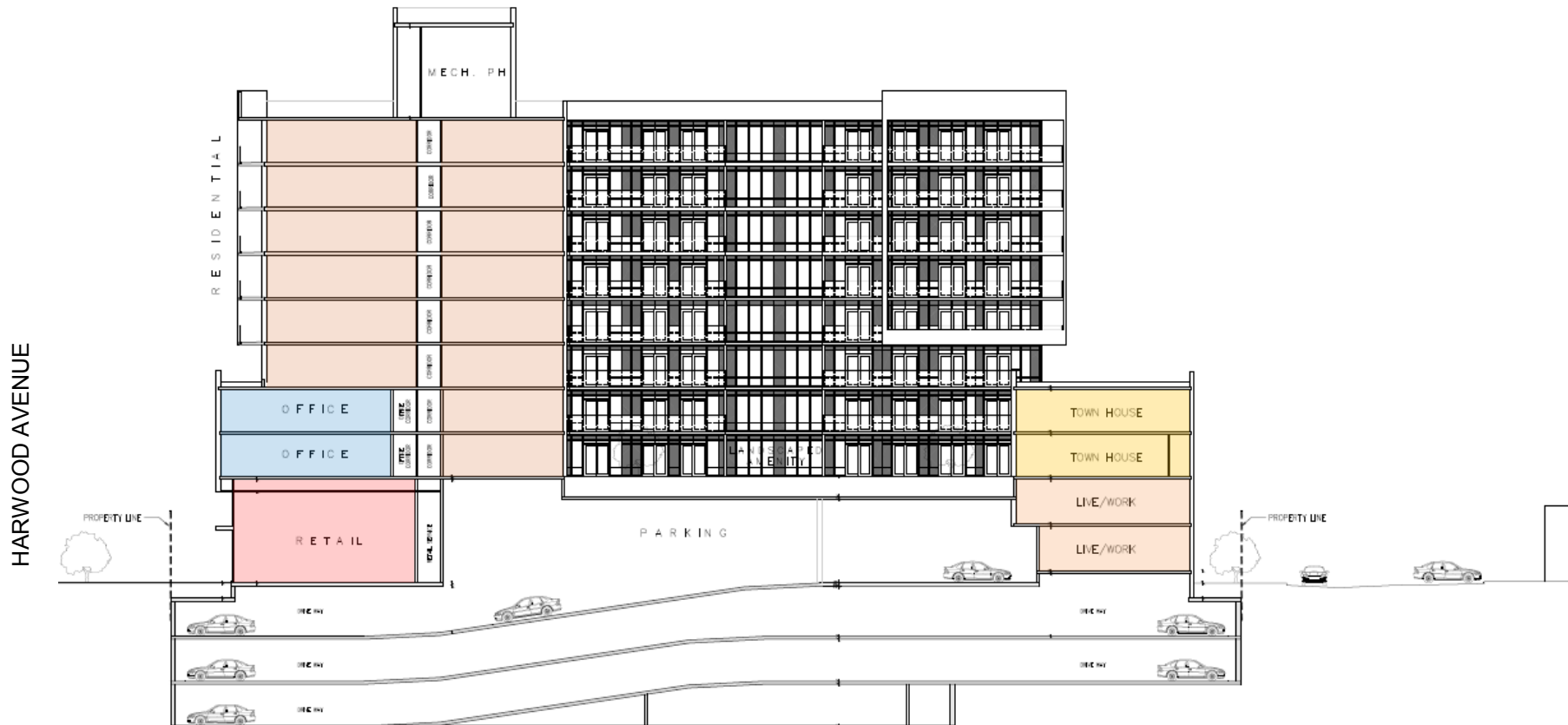
Landscaping and Details



HARWOOD AVENUE

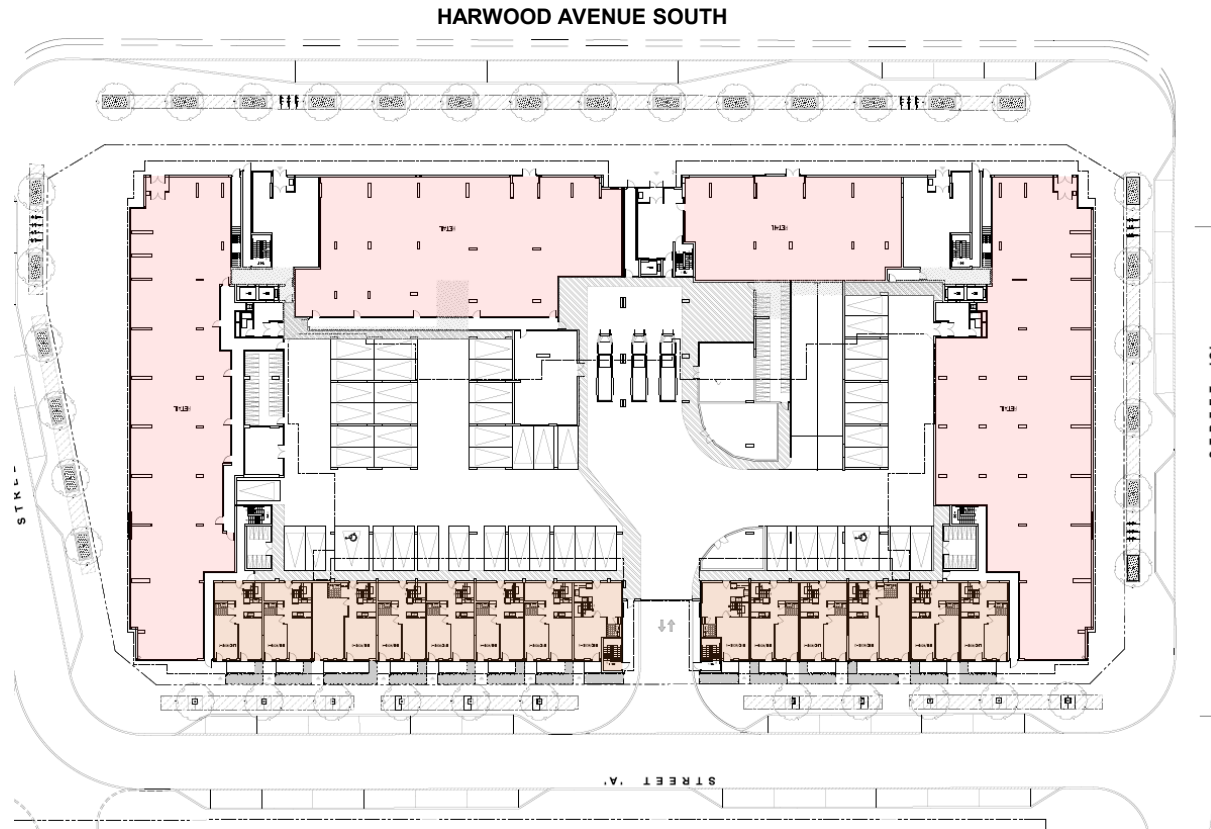


Looking South



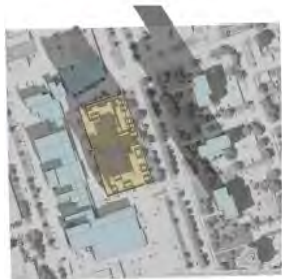
- Surface parking (underneath the landscaped podium) and 2 ½ - 3 levels of underground parking
- 530 – 575 parking spaces proposed on-site (575 if a grocery store provided)
- 253 bicycle parking spaces
 - (of which 129 would be in bike lockers)

On-Site Parking Arrangement



	Ground	P1	P2/P3	Totals
Retail	49	56	-	105
Office	-	49	-	49
Residential		131	245	376
Total	49	236	245	<u>530</u>

Sun/Shadow Study



10 AM

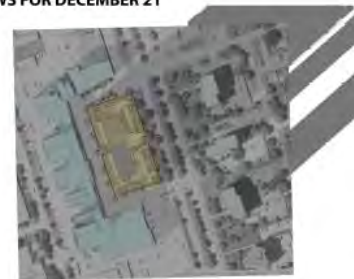


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SHADOWS FOR DECEMBER 21



4 PM



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SHADOWS FOR MARCH 21



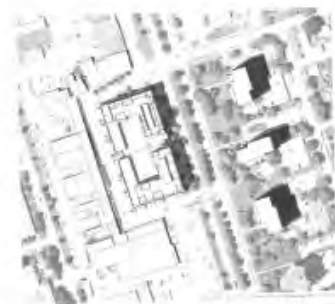
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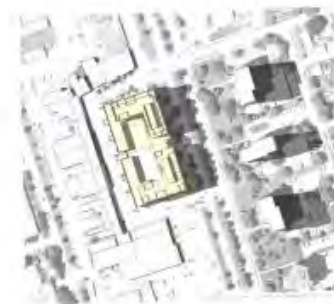
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SHADOWS FOR JUNE 21



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- Provisions for roughed-in conduits for plug-in electrical vehicles;
- On-site bicycle parking in weather-protected secure areas;
- Weather protected pedestrian areas and pedestrian specific lighting;
- Provisions for planting large growing shade trees at 6-8 metre intervals;
- Environmentally Conscious Roofing Systems;
- Measures to minimize stormwater runoff, including measures to manage and clean stormwater that leaves the property;
- The use of water efficient plant material and a minimum of 50% native species;
- Bird friendly design elements;
- Measures to minimize light pollution;
- Dedicated areas for storing and collecting recycled materials and organics;
- Recycling at least 75% of non-hazardous construction debris.

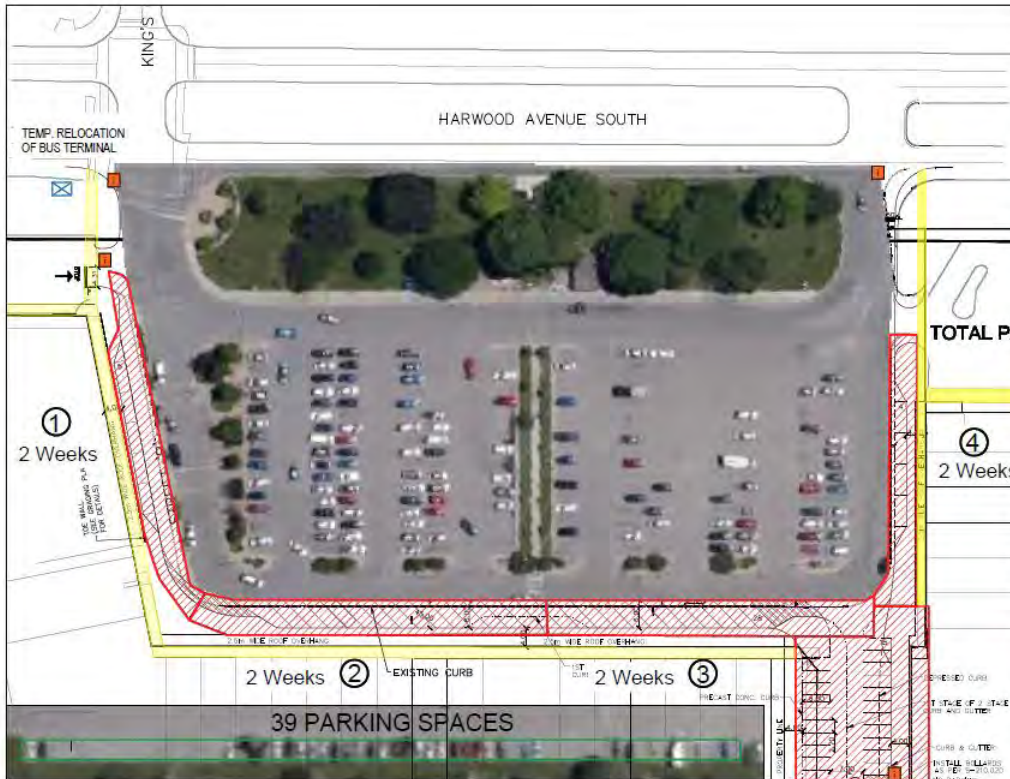


Approach

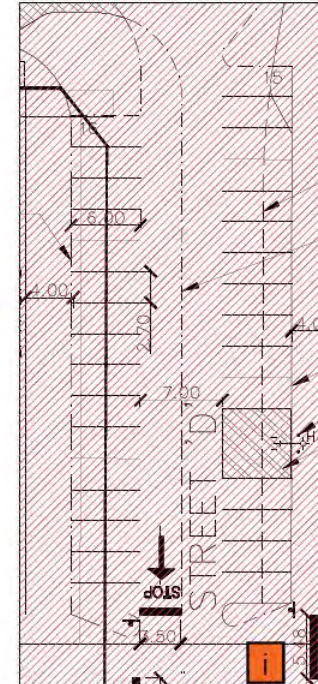
- Plan for providing and accessing external public parking while construction is underway:
 - Identify construction areas, parking locations, pedestrian routes, access points; directional signage during construction;
 - Minimize time associated with construction where possible;
 - Provide clarity regarding parking locations and access routes;
 - Localize impacts where possible;
 - Inform local businesses and the public prior to each stage of construction to allow them to make preparations.

External Parking Management Plan

Phase 1: Storefront Curb and Interim Parking Construction



Main Site



West Access

LEGEND

- CONSTRUCTION GATES
- HOARDING
- AREA OF CONSTRUCTION WITH HOARDING
- SITE STAGING
- PEDESTRIAN ACCESS
- WAY FINDING / DIRECTIONAL SIGNAGE
- TEMP. BUS TERMINAL
- TURN AROUND BAY

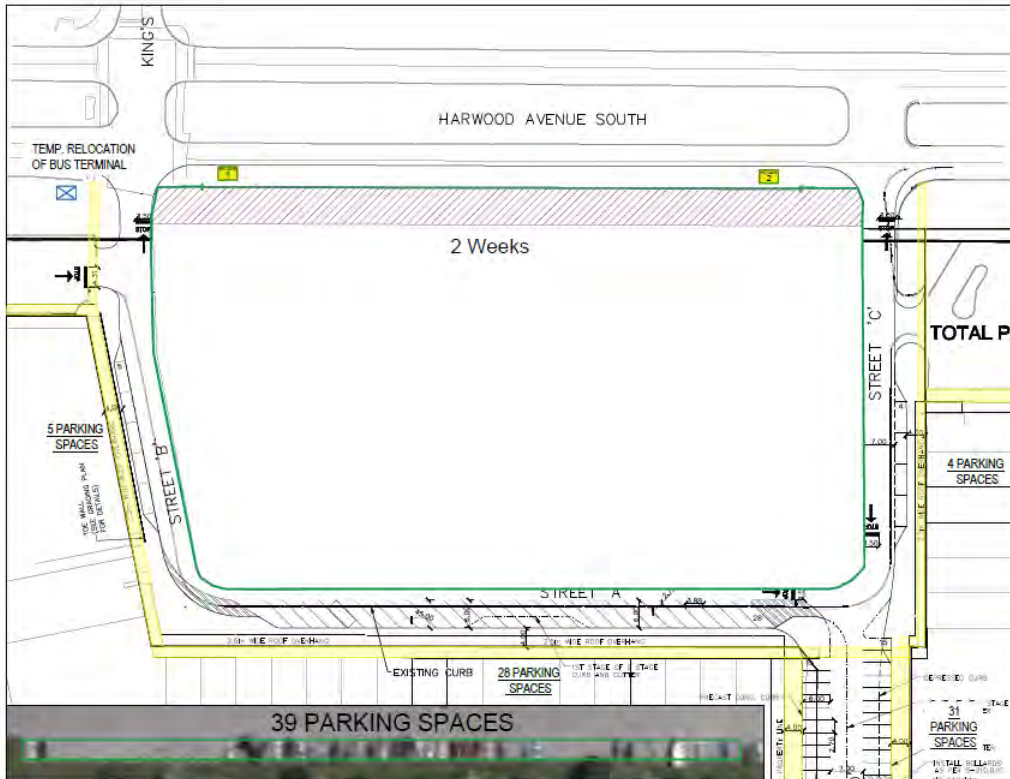
PHASE 1 Storefront Curb and Interim Parking Construction Time Frame: 4 months



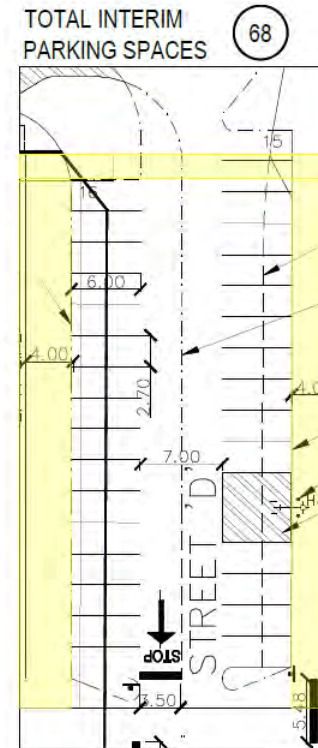
- Pedestrian Access
- Trade Parking
- Temporary Bus Terminal
- Plaza Parking
- Construction Zone
- Private Property
- 540 Parking Spaces

External Parking Management Plan

Phase 2: Site Hoarding and Street Interim Parking



Main Site



West Access

LEGEND

- CONSTRUCTION GATES
- HOARDING
- AREA OF CONSTRUCTION WITH HOARDING
- SITE STAGING
- PEDESTRIAN ACCESS
- WAY FINDING / DIRECTIONAL SIGNAGE
- TEMP. BUS TERMINAL
- TURN AROUND BAY

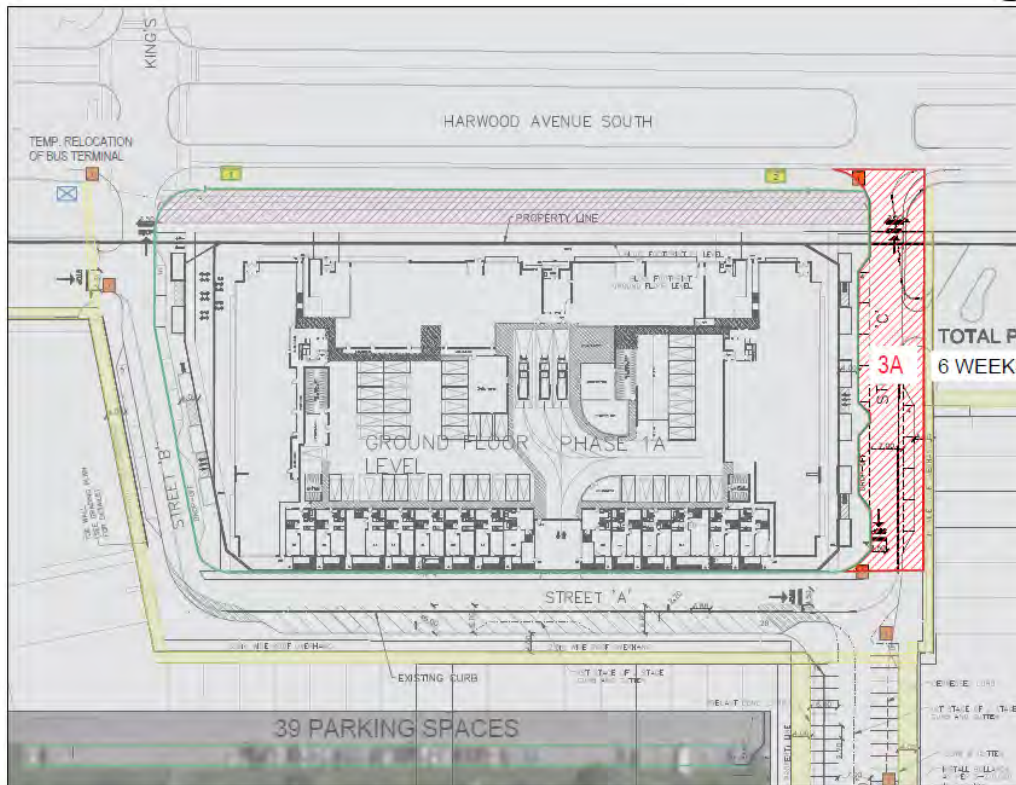
PHASE 2 Site Hoarding and & Street Interim Parking Time Frame: 30 months



- Pedestrian Access
- Trade Parking
- Temporary Bus Terminal
- Plaza Parking
- Construction Zone
- Private Property
- New Parking Spaces
- 391 Parking Spaces

External Parking Management Plan

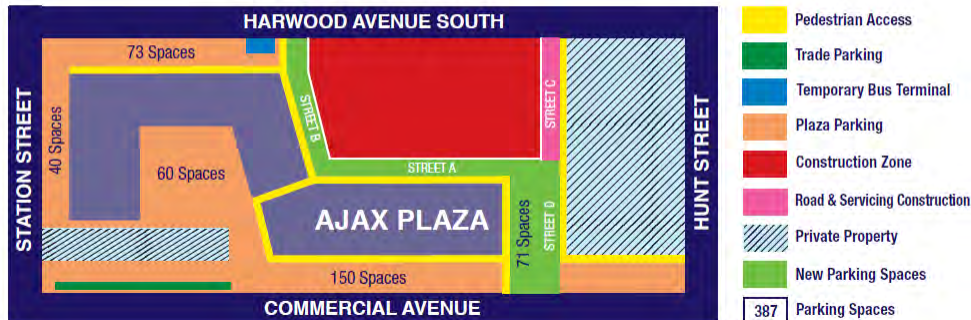
Phase 3A: Stage Road Construction (Street C)



LEGEND

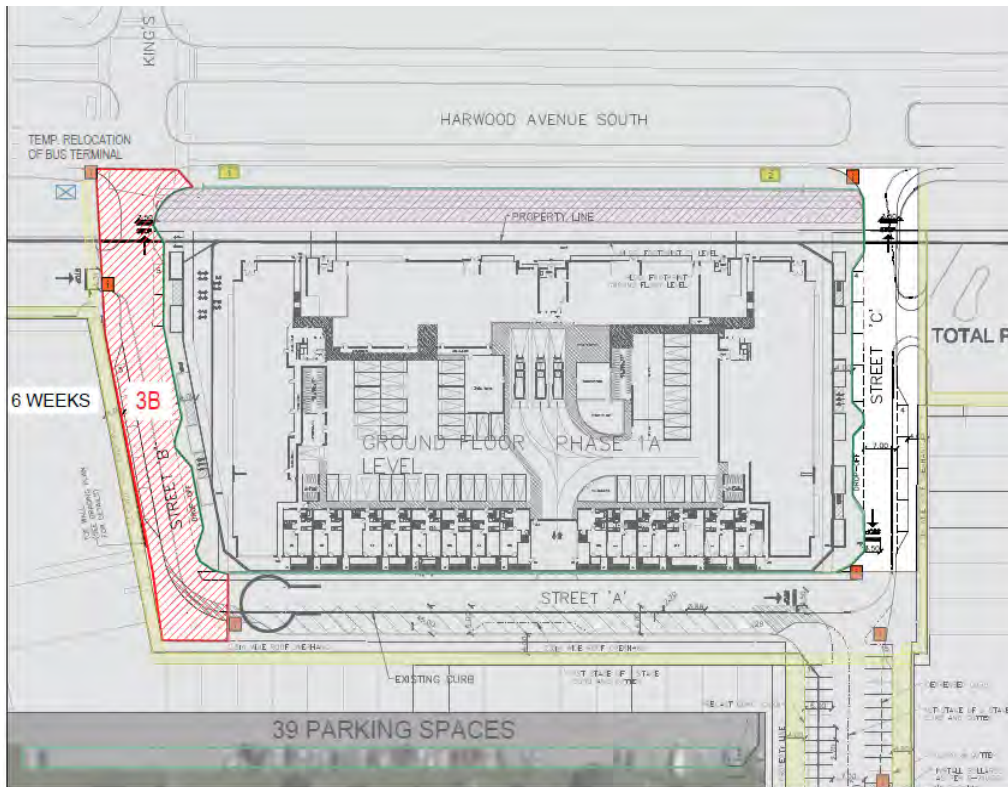
- CONSTRUCTION GATES
- HOARDING
- AREA OF CONSTRUCTION WITH HOARDING
- SITE STAGING
- PEDESTRIAN ACCESS
- WAY FINDING / DIRECTIONAL SIGNAGE
- TEMP. BUS TERMINAL
- TURN AROUND BAY

PHASE 3A Staged Road Construction Time Frame: 6 weeks



External Parking Management Plan

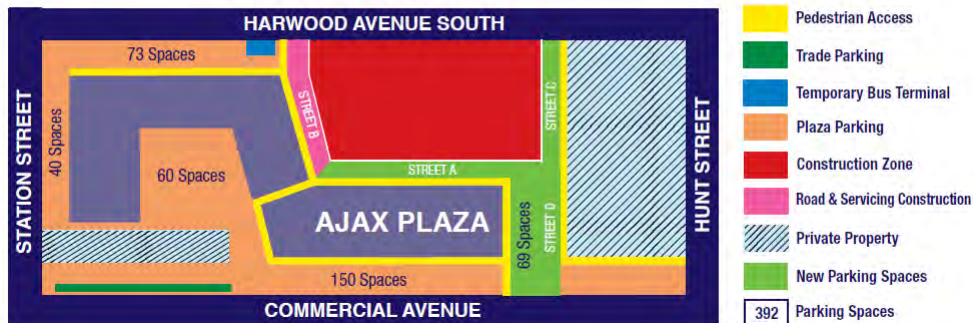
Phase 3B: Stage Road Construction (Street B)



LEGEND

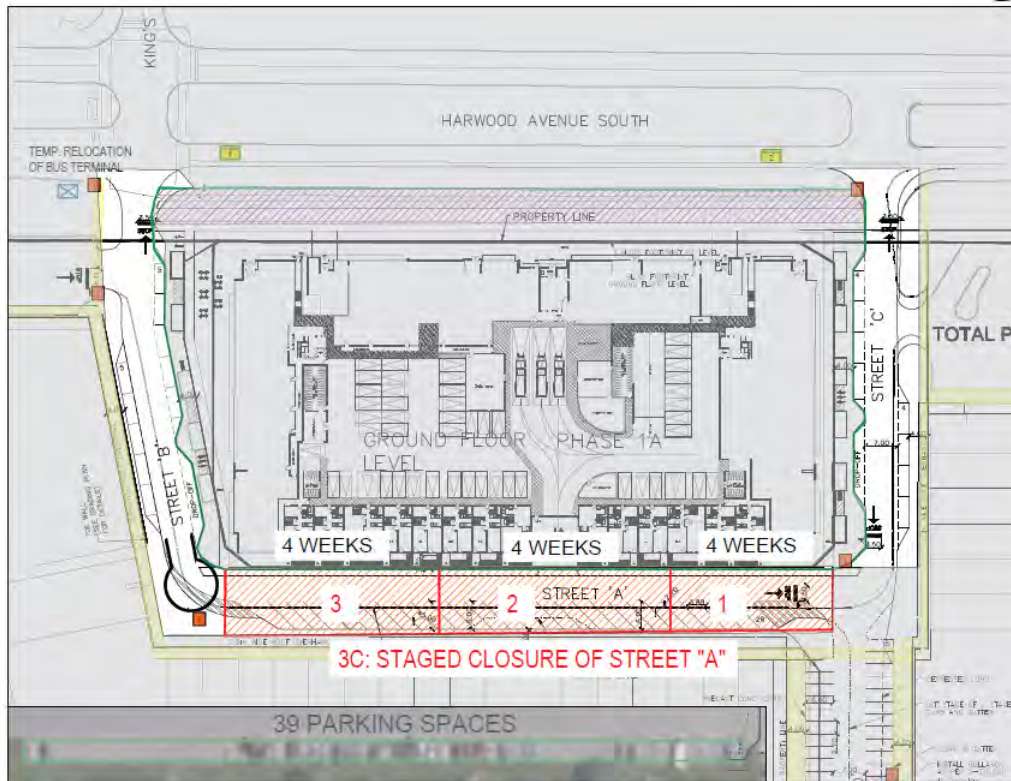
- POL. GATE 1 CONSTRUCTION GATES
- HOARDING
- AREA OF CONSTRUCTION WITH HOARDING
- SITE STAGING
- PEDESTRIAN ACCESS
- WAY FINDING / DIRECTIONAL SIGNAGE
- TEMP. BUS TERMINAL
- TURN AROUND BAY

PHASE 3B
Staged Road Construction
Time Frame: 6 weeks











External Parking Management Plan

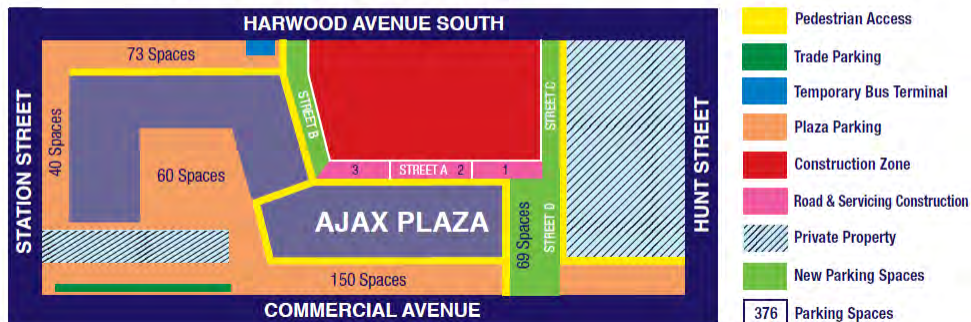
Phase 3C: Staged Road Construction (Street A)



LEGEND

-  CONSTRUCTION GATES
-  HOARDING
-  AREA OF CONSTRUCTION WITH HOARDING
-  SITE STAGING
-  PEDESTRIAN ACCESS
-  WAY FINDING / DIRECTIONAL SIGNAGE
-  TEMP. BUS TERMINAL
-  TURN AROUND BAY

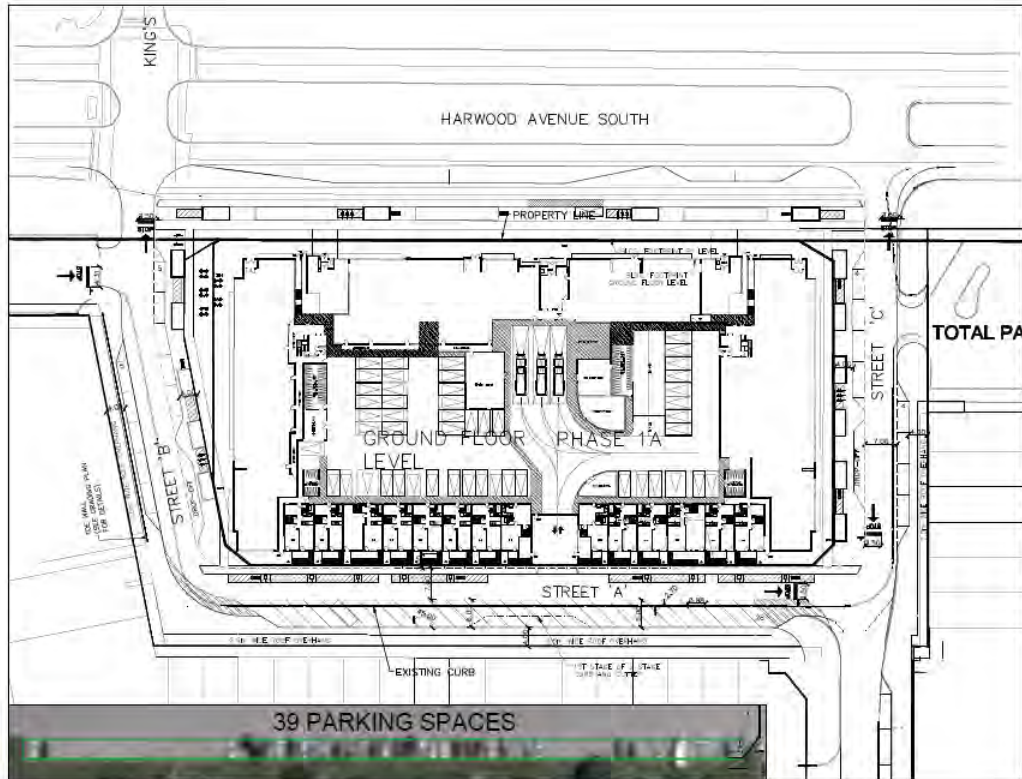
PHASE 3C1/3C2/3C3 Staged Road Construction Time Frame: 4 weeks per phase



-  Pedestrian Access
-  Trade Parking
-  Temporary Bus Terminal
-  Plaza Parking
-  Construction Zone
-  Road & Servicing Construction
-  Private Property
-  New Parking Spaces
-  376 Parking Spaces

External Parking Management Plan

Grand Harwood Place Parking Layout at Completion

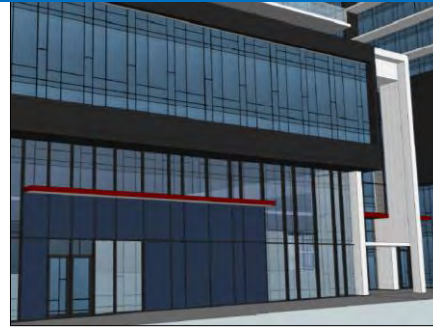
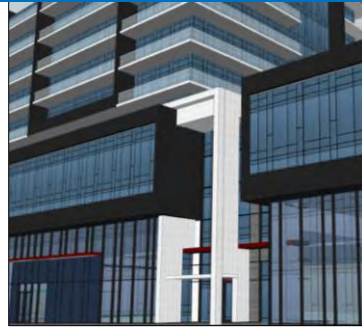


GRAND HARWOOD PLACE COMPLETE

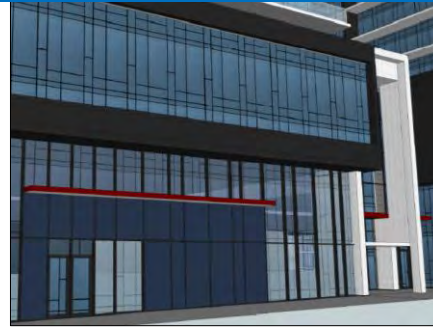
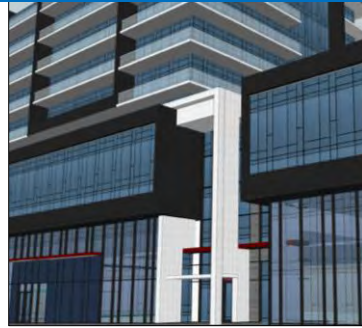


- Economic Feasibility Requirement: Agreement stipulates that this needs to be satisfied by July 15, 2015
- Sales Pavilion Construction: 4 months (re-starting in May, 2015)
- Marketing and Sales
- Construction: 24 – 30 months to complete after building permits issued

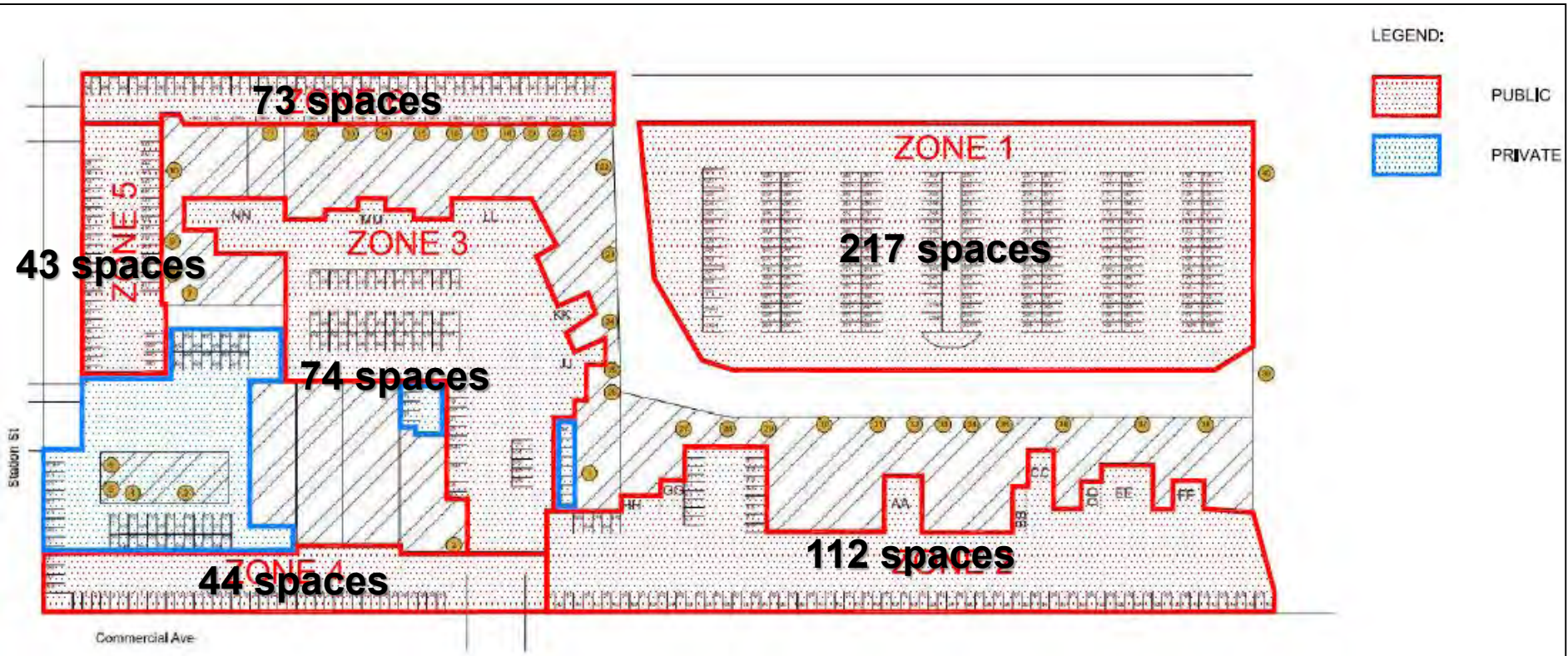




Thank You!



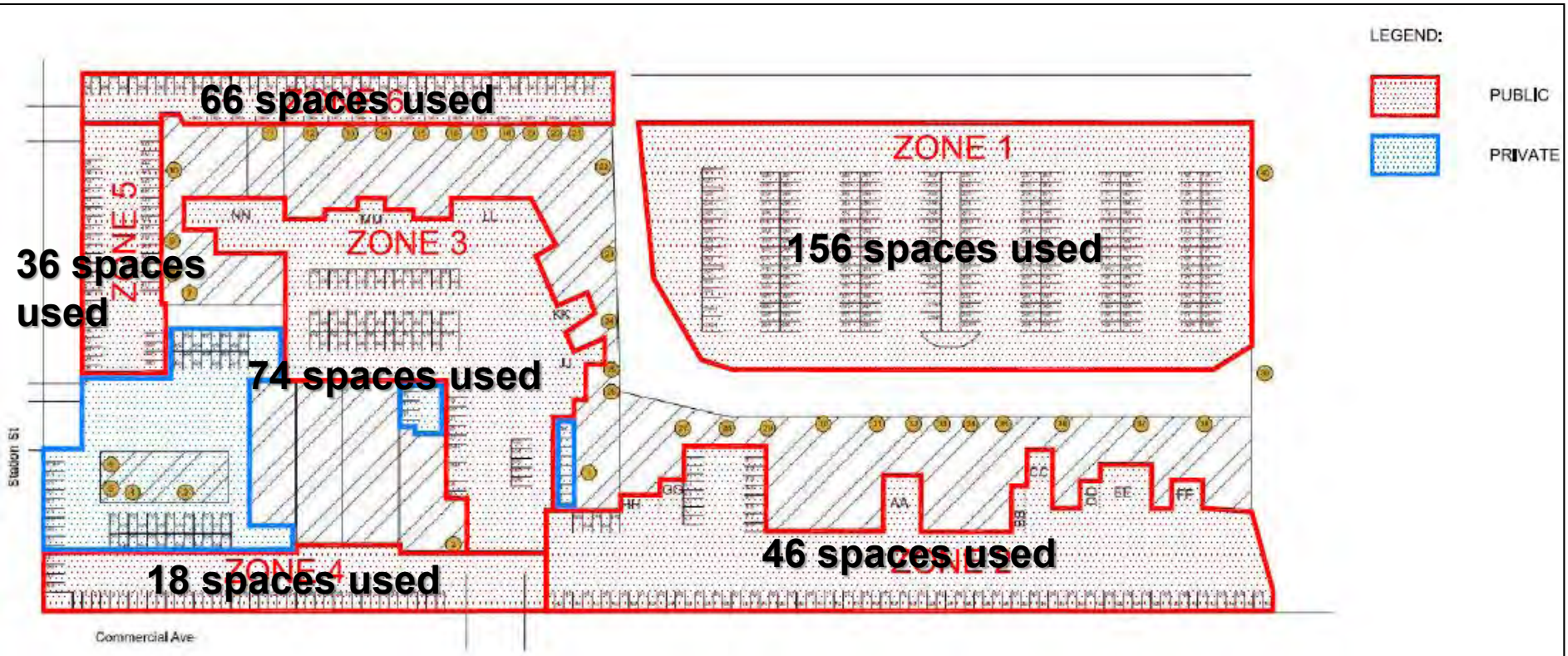
Parking Utilization Study



Parking Demand and Utilization Study undertaken to determine how parking areas at the plaza are being used and to determine parking need.

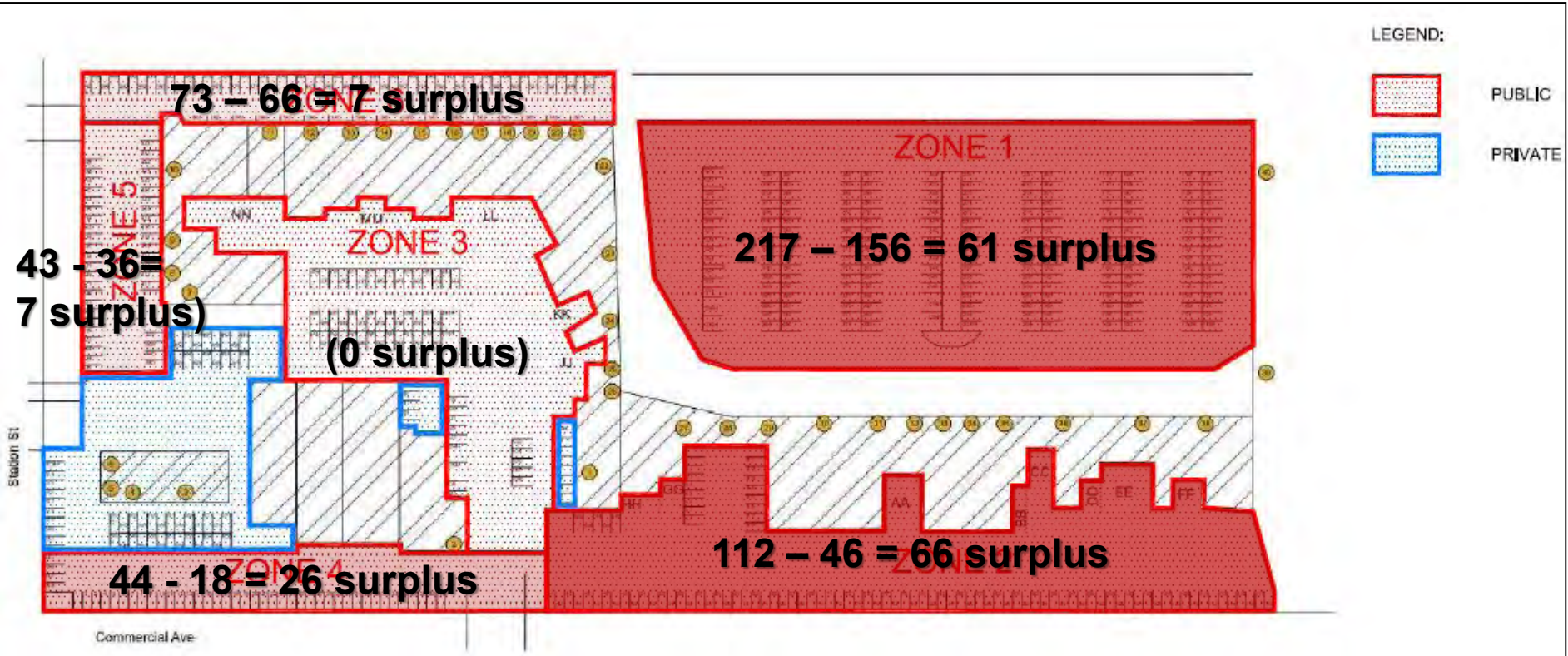
Parking area divided into 6 zones - assessed based on actual use.

Parking Utilization Study



167 Surplus Parking Spaces

Parking Utilization Study

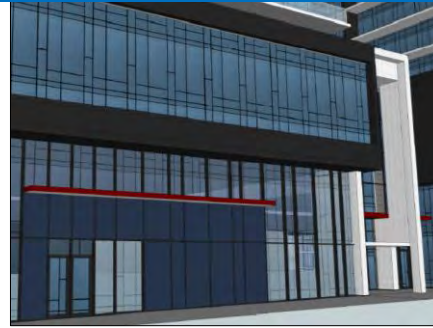
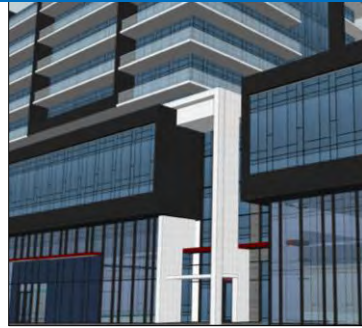


Zone 1 (Subject Site)

156 Used Spaces

- 24 Spaces not Needed for Buildings Lost on Utility Lands
- 68 Spaces on Streets A-D
- = 64 Spaces relocating to the west

(remaining surplus - 42 spaces)





TOWN INITIATED
ZONING BY-LAW AMENDMENT APPLICATION Z3/13
DOWNTOWN ENHANCED RETAIL PERMISSIONS

APRIL 07, 2015

SEAN MCCULLOUGH, DEVELOPMENT PLANNER

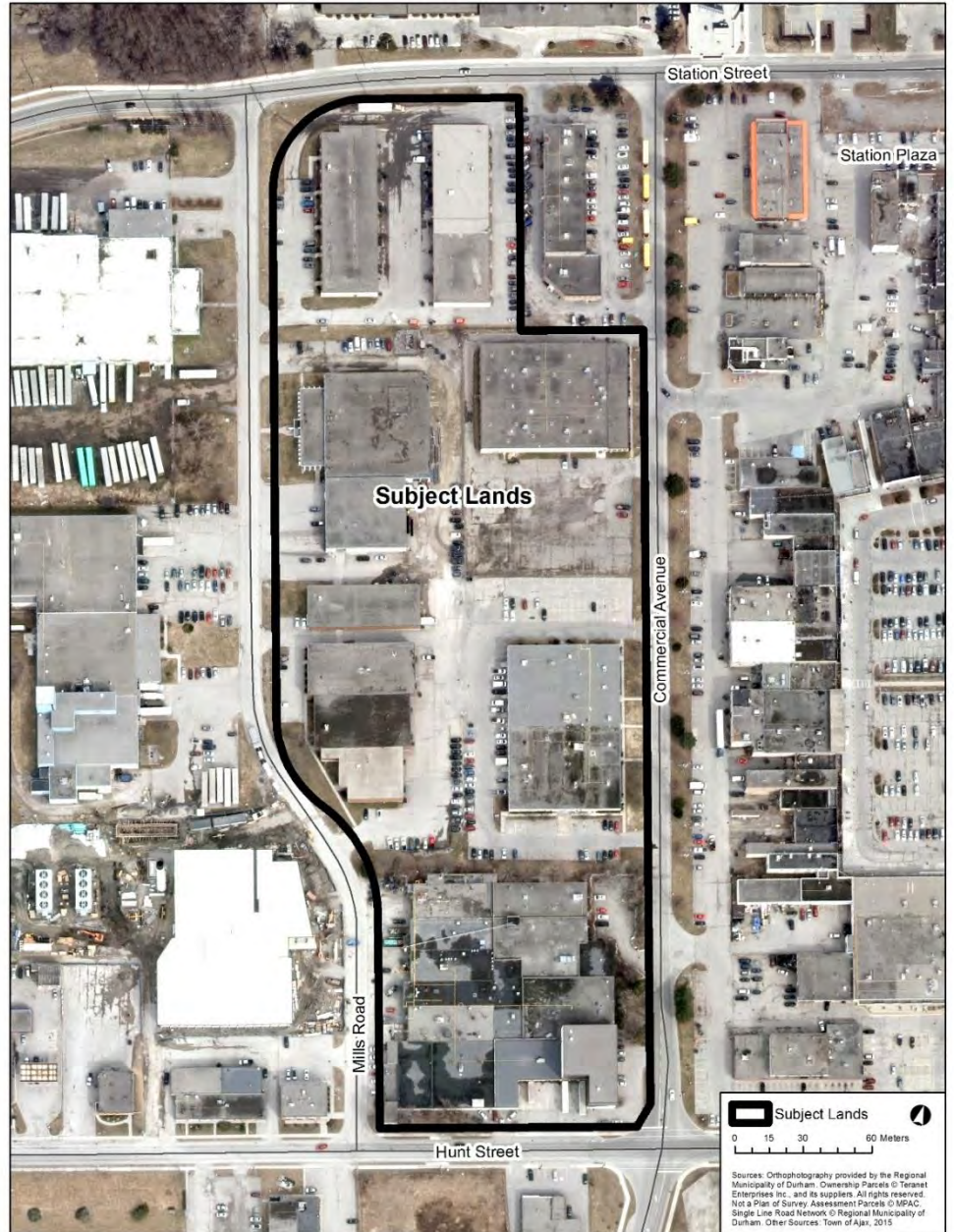
Purpose

6.9.1 Permitted Uses

	DCA/ME1 Downtown Central Area – Mixed Employment 1	DCA/ME2 Downtown Central Area – Mixed Employment 2	DCA/I Downtown Central Area - Institutional	DCA/MU Downtown Central Area – Mixed Use	DCA/RM1 Downtown Central Area – Residential Multiple 1	DCA/RM2 Downtown Central Area – Residential Multiple 2
<i>Retail Store</i>	➡ • <u>(8)</u>	• <u>(8)</u>		• (8)	• (5) (8)	• (5) (8)

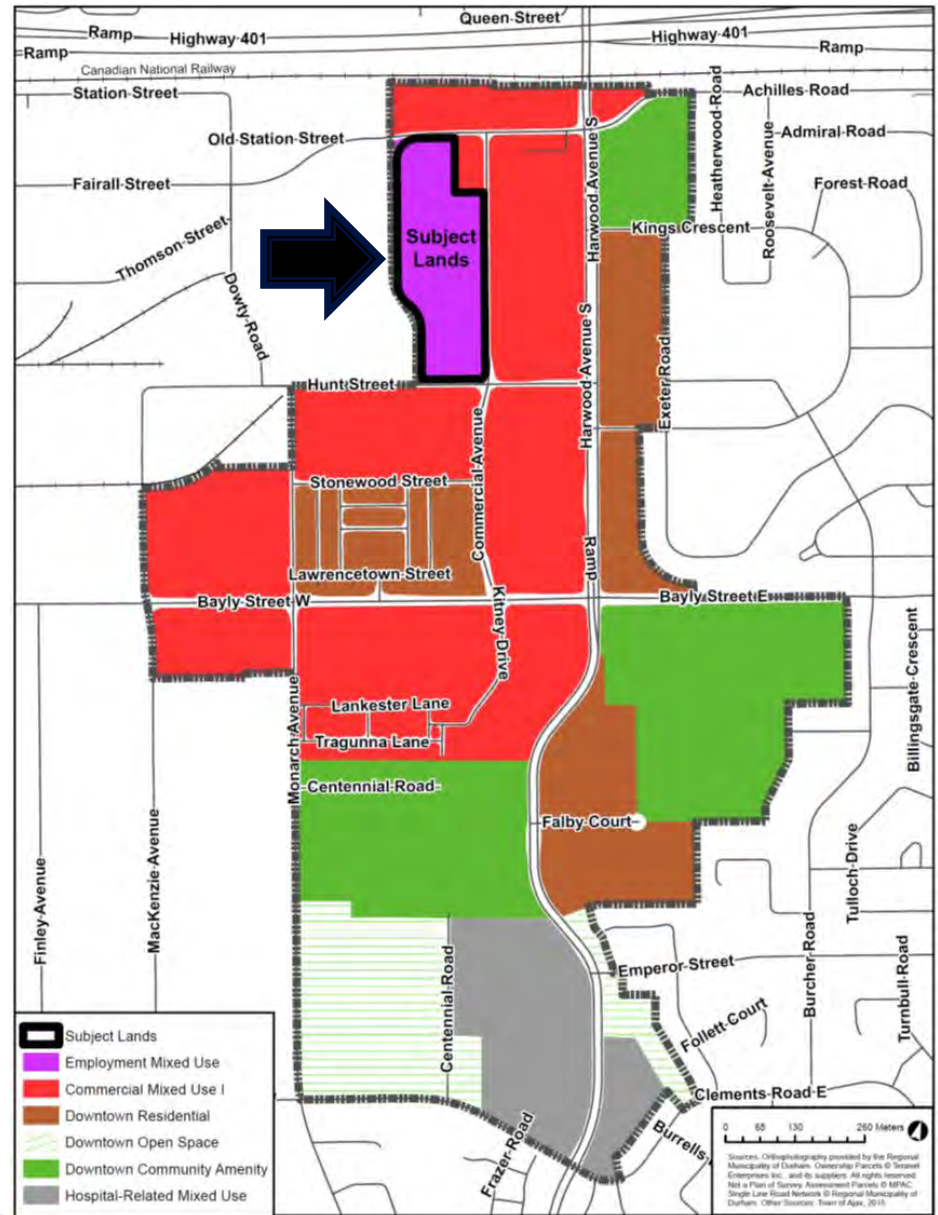
(8) Individual retail uses having a gross leasable floor area in excess of 4,645.0 m², located in a multi-unit commercial building erected after July 14, 2003, in a residential mixed-use building, or in a free-standing building, shall not be permitted. However, none of the provisions of this by-law shall apply to prevent the expansion of any retail store up to a maximum gross leasable floor area of 9,300.0 m², provided that the retail store existed prior to July 14, 2003 as part of a shopping centre and the total gross leasable floor area of the particular retail store, in all instances, is not more than half the total floor area of the overall building.

Subject Lands



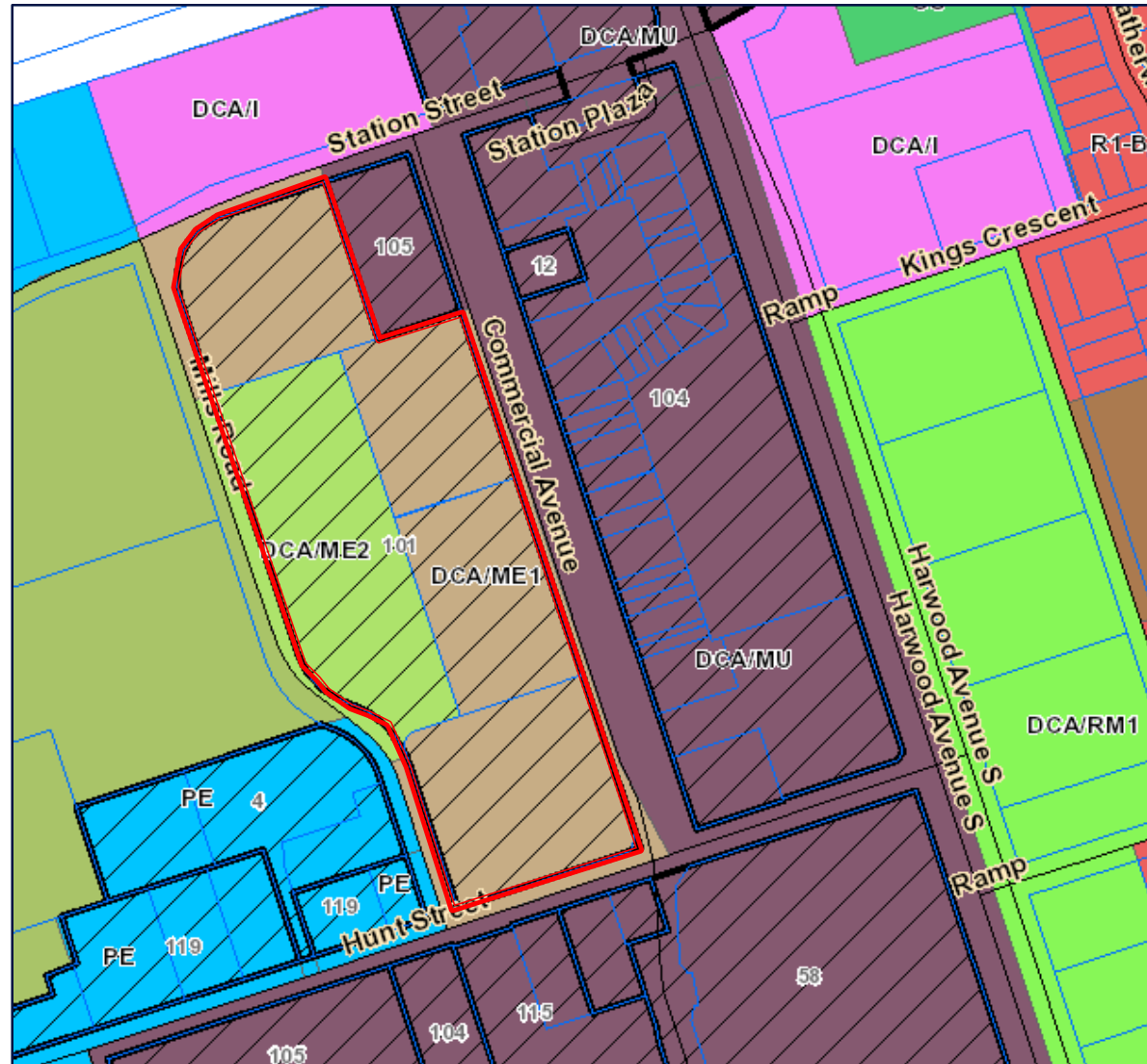
Official Plan

- ▶ The subject lands are within the 'Regional Centres' designation in the Region of Durham Official Plan.
- ▶ The subject lands are within the 'Downtown Regional Centre Employment Mixed Use' designation in the Town of Ajax Official Plan.
- ▶ Retail Store is a permitted use in the Employment Mixed Use designation provided no individual Retail Store exceeds a maximum gross floor area of 4,645 m²



Zoning By-law 95-2003, as amended

- ▶ The subject lands are zoned Downtown Central Area Mixed Employment One (DCA/ME1) and Mixed Employment Two (DCA/ME2).
- ▶ The subject lands are subject to Exception 101.

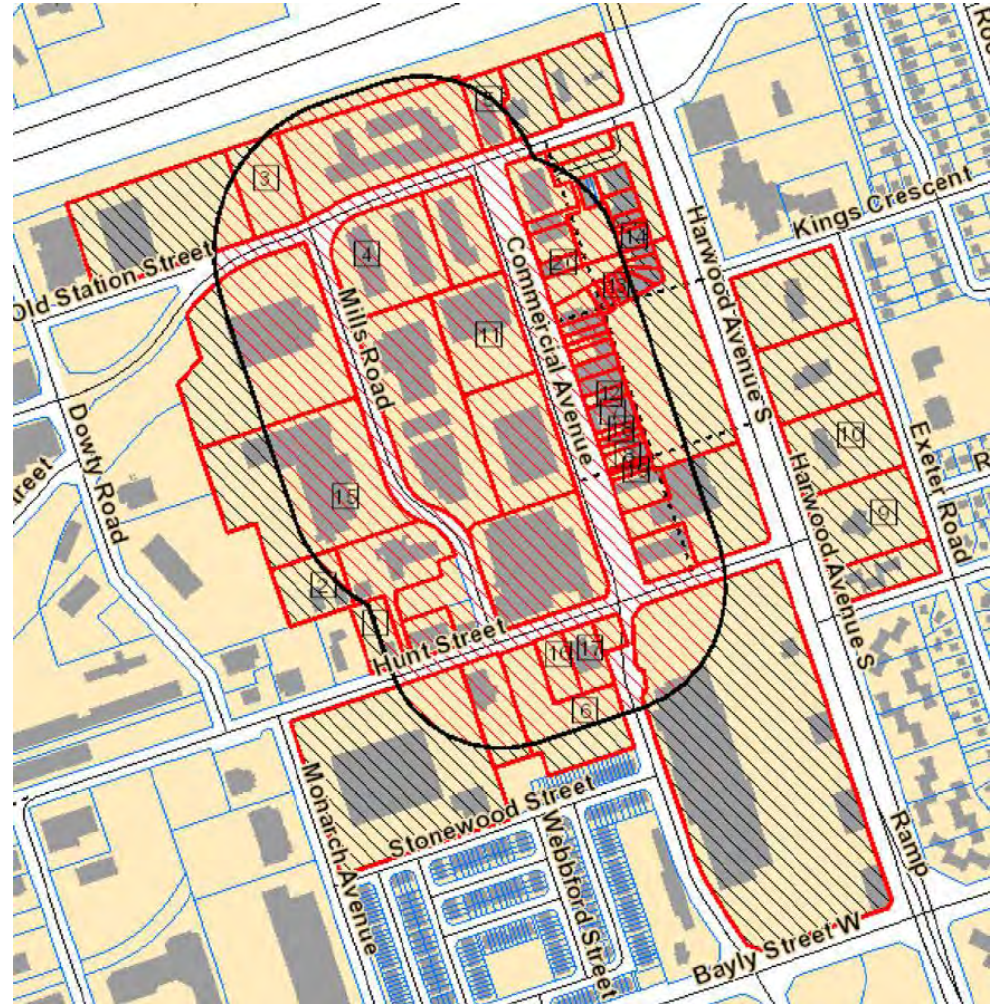


Retail Impact Study

- ▶ Retail Impact Study completed by John Winter Associates Ltd. in December 2013 on behalf of the Town.
- ▶ The study completed a commercial inventory for Central Ajax, a license plate collection on the Town's parking lot and established the primary trade area.
- ▶ Identified that Ajax Plaza has a regional draw.
- ▶ Permitting Retail Store on the subject lands would:
 - Accommodate potentially dislodged tenants as a result of future redevelopment of Ajax Plaza.
 - Accommodate the retail demand of projected population growth of Downtown Ajax.
- ▶ The study concluded that the addition of *Retail Store* within the Employment Mixed Use block is needed, and could be accommodated without any negative implications elsewhere.

Public Consultation

- ▶ Public Notice was circulated to all property owners located within 120 metres of the subject lands.
- ▶ Public Open House was held on February 19th, 2015.
- ▶ Public Notice was posted in the Community Page of the Ajax News Advertiser.



RECOMMENDATION

- ▶ That Town Initiated Zoning By-law Amendment Application Z3/13, to permit “Retail Store” to a maximum individual Gross Leasable Floor Area of 4,645 m² (50,000 ft²) as a permitted use on the lands generally bound by Commercial Avenue, Mills Road, Station Street and Hunt Street be approved, and that staff be authorized to prepare and forward an implementing By-law to Council for its consideration at a future meeting, as provided within Attachment 1 to this report.



Community Affairs and Planning Committee

April 7, 2015

Pan-Am Games Temporary Parking Lot
709 Taunton Road East

Zoning By-law Amendment Z4/15
Site Plan SP8/15

LOCATION MAP



PROPOSED DEVELOPMENT



PLANNING ACT – SECTION 39

- Under Section 39 of the *Planning Act*, a Council may pass a by-law to authorize the temporary use of land, buildings or structures for any purpose otherwise prohibited by the by-law for a period not exceeding three years.
- Upon expiry, Council may authorize further periods not exceeding three years, to permit a temporary use to continue.

Temporary use provisions

39. (1) The council of a local municipality may, in a by-law passed under section 34, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the by-law. R.S.O. 1990, c. P.13, s. 39 (1).

(1.1), (1.2) REPEALED: 2002, c. 17, Sched. B, s. 11 (1).

Area and time in effect

(2) A by-law authorizing a temporary use under subsection (1) shall define the area to which it applies and specify the period of time for which the authorization shall be in effect, which shall not exceed three years from the day of the passing of the by-law. 2002, c. 17, Sched. B, s. 11 (2).

Extension

(3) Despite subsection (2), the council may by by-law grant further periods of not more than three years each during which the temporary use is authorized. R.S.O. 1990, c. P.13, s. 39 (3).

Non-application of cl. 34 (9) (a)

(4) Upon the expiry of the period or periods of time mentioned in subsections (2) and (3), clause 34 (9) (a) does not apply so as to permit the continued use of the land, buildings or structures for the purpose temporarily authorized. R.S.O. 1990, c. P.13, s. 39 (4).

PLANNING FRAMEWORK

Provincial Policy Statement 2014

- The proposed temporary parking lot for the Pan-Am Games is consistent with the policies of the PPS.

Greenbelt Plan 2005

- The proposed temporary parking lot is consistent with the policies of the Greenbelt Plan.

Region of Durham Official Plan

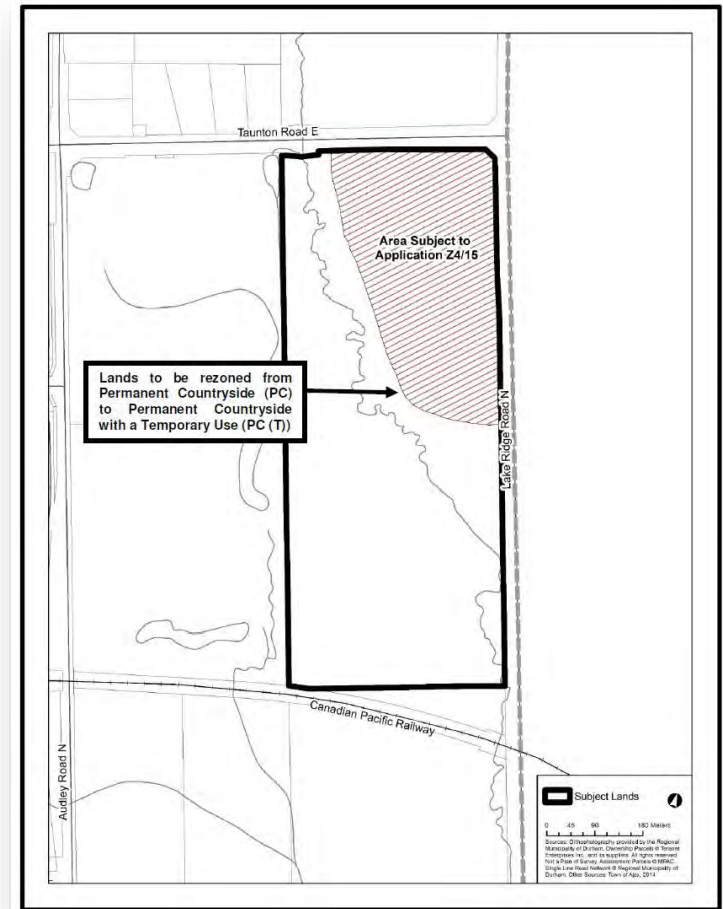
- The proposed temporary nature of this development is consistent with the policies outlined in the Regional Official Plan.

Town of Ajax Official Plan

- The proposed temporary nature of this development satisfies the intent of the Town's Official Plan.

PROPOSED ZONING BY-LAW AMENDMENT

- The subject lands are zoned Permanent Countryside (PC) Zone.
- A temporary use by-law is required to permit parking as a principal use for the duration of the Games.
- The proposed parking lot is of a temporary nature and will be in operation from July 10, 2015 to July 26, 2015 to serve the Baseball/Softball events at the President's Choice Pan-Am Ballpark (Ajax Sportsplex).
- The proposed temporary use by-law provides development standards, which include:
 - minimum setbacks from all significant property boundaries to the temporary parking lot; and
 - a maximum number of parking spaces permitted.
- All other elements of the temporary parking lot, such as fencing, lighting, and landscaping will be secured through the required site plan agreement.



PARKING LOT CONSTRUCTION/SET-UP

- The temporary parking lot will be constructed on an existing soybean field.
- The construction will take approximately 2 – 3 weeks.
- The construction will consist of minor grading works to prepare an appropriate parking lot base and to properly establish the entrances/exits to and from Taunton Road and Lake Ridge Road.
- The parking surface, associated drive aisles, pedestrian pathways will consist of a combination of **rubber mats (LibertyMat)**, **geo-synthetic soil support materials (Geo-Grid)**, **grass**, **gravel**, and a minor amount of asphalt at the entrances at Lake Ridge and Taunton.
- The site will be fenced in with a temporary fence system.
- A temporary bridge is proposed to be constructed on the Ajax Sportsplex lands to connect the temporary parking lot to the existing trail internal to the venue.



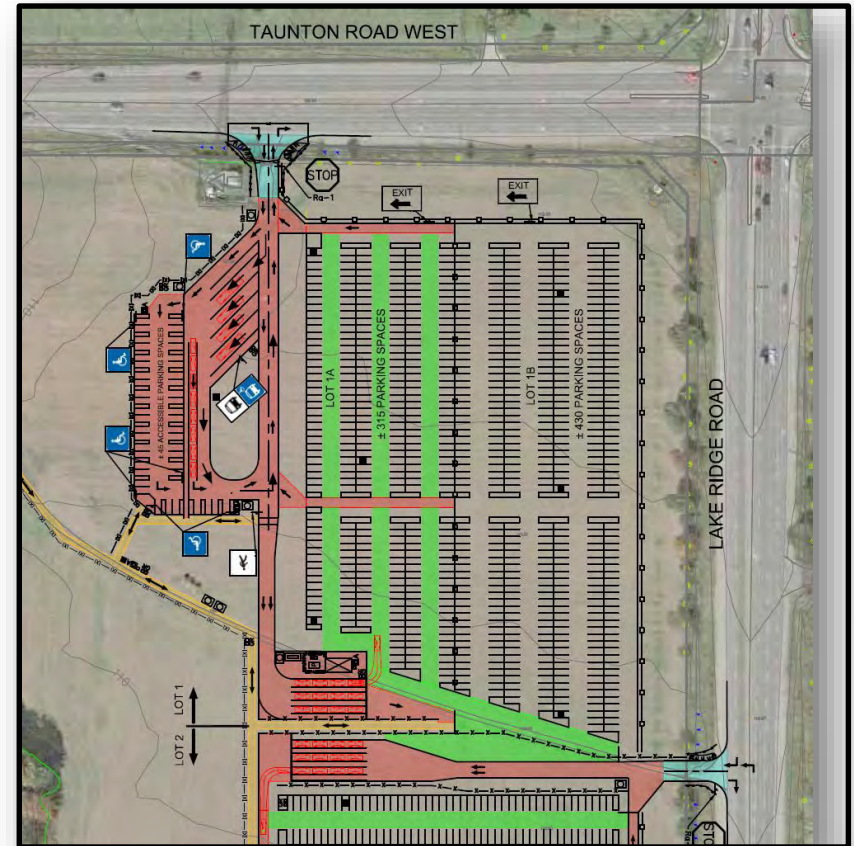
ACCESS, LAYOUT & CIRCULATION

- The parking lot will be divided into two sections.
- The north section (Lot 1) will be accessed via Taunton Road East = 745 parking spaces (including 45 accessible parking spaces and 4 bus loading spaces).
- The south section (Lot 2) will be accessed via Lake Ridge Road North = 1,255 parking spaces.
- All traffic accessing this parking lot will either come along Taunton Road or Lake Ridge Road from points north (407 or Highway #7) or south (401 or Highway #2).
- Access at Taunton Road
 - right-in/right-out
- Access at Lake Ridge Road
 - right-in, right-out, & left-in.
- The parking lot layout will consist of 1,955 standard parking spaces, 45 accessible parking spaces, and 4 bus parking spaces.



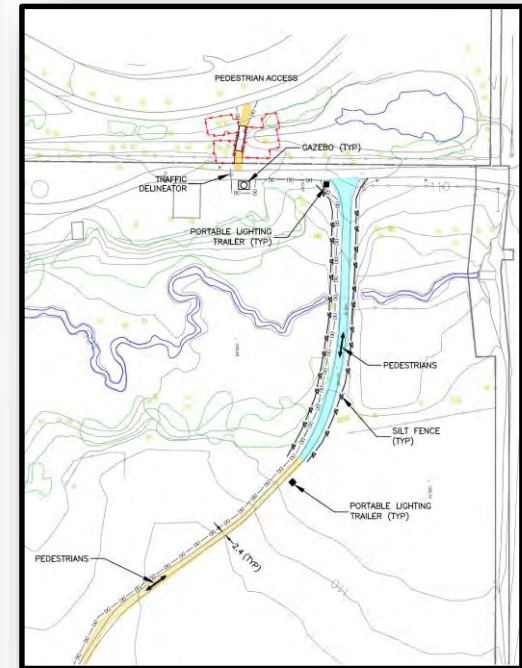
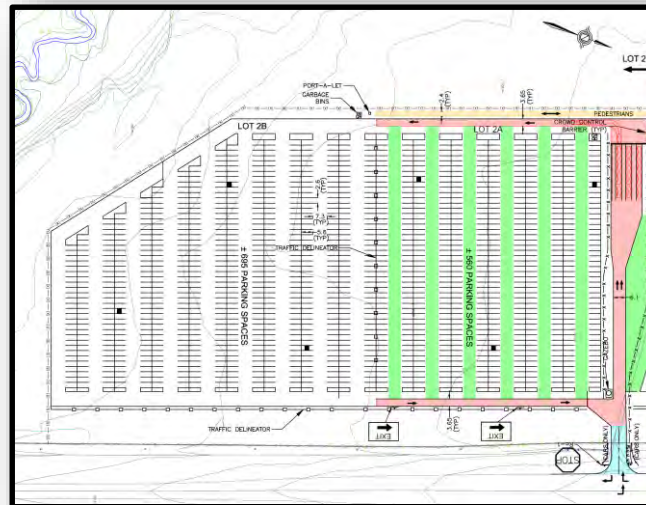
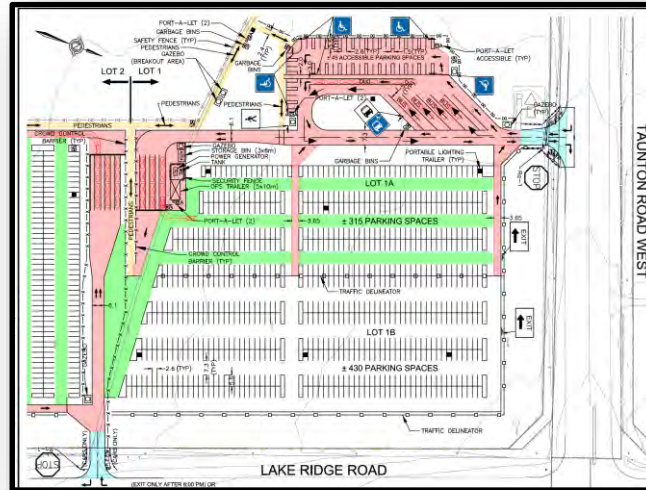
PARKING LOT MANAGEMENT

- The parking lot will be managed by a private management group (IMPARK) and will oversee all parking, bus, and logistics staff and will integrate with the Ministry of Transportation Site Coordinator.
- The overall parking lot will be staffed by 1 parking supervisor and 14 parking attendants per shift (approximately 3 to 5 shifts per day) and will be responsible for the direction and orderly and safe movement of vehicles and people within the site, ticket validation, and entry to the Pan-Am venue.
- The bus area and accessible parking area will have dedicated staff (1 supervisor and 4 load zone attendants) that will coordinate the bus schedules for shuttling to and from the venue.
- A logistic coordinator will assist with the management of the site as well as on-site waste and recycling facilities.
- The site will also be secured and will have overnight security services between 12:00 a.m. to 8:00 a.m. each day.



PARKING LOT AMENITIES & WAY FINDING

- The parking lot will have a number of amenities and way finding signage throughout.
- Portable washrooms, temporary shelter tents, walkways and way finding signage will be located throughout the parking lot.
- The parking lot will also be fully lit by gas powered generator lighting systems.
- The management group responsible for the parking lot will be responsible for the maintenance and upkeep of the parking lot for the duration of the Games.



REHABILITATION

- Upon the completion of the Games, the farm field will be tilled and restored back to its original state, including any soil remediation works as a result of the leaking of vehicle fluids or fluids from the gas powered generator lighting systems.
- This includes the removal of all rubber mats, geo-grid and gravel materials, fencing, washrooms, and signage.
- The two access driveways to Taunton Road and Lake Ridge Road, will be preserved, as they previously existed as farm access points.
- All rehabilitation requirements are part of a private agreement between the land owner and the parking lot management group.



REPORTS & STUDIES

Natural Heritage Assessment (Beacon Environmental)

- The assessment evaluated the Kinsale Branch of the Lynde Creek, the associated wetland communities within the creek valley, and the cultural woodland areas to the west and south of the parking area.
- The assessment concluded that there are no species at risk on or surrounding the subject lands and that there are no rare vegetation communities.

Traffic/Parking Impact Analysis (IBI Group)

- All matters related to traffic, parking, access, accessibility and way finding will be the responsibility of the Ministry of Transportation in conjunction with the Pan-Am TO2015 Committee, Regional partners (Emergency Services, Police and Regional Works), and local steering committees.
- The proposed temporary parking facility will accommodate all of the parking needs for the ball park.
- No venue parking will be directed to the Sportsplex/Audley Recreation Centre lands or on any residential streets to the west of the venue.
- There is the potential that Audley Road North, between Taunton Road East and Rosland Road, will be closed, with only limited access to the venue for media, participants, event organizers, volunteer staff, emergency vehicles and service vehicles for the duration of the Games.

PUBLIC OPEN HOUSE – MARCH 12, 2015

- The meeting was attended by five members of the public, as well as Regional Councilor Collier, a representative from the Ministry of Transportation, and two members from the Ajax News Advertiser.
- The primary concern raised by the residents, was the impact of traffic on the surrounding area and how access to and from the parking lot was going to be controlled.
- It was relayed to the residents that there is a complete traffic/transportation analysis that is being completed in conjunction with MTO in preparation of the Pan-Am Games.
- Residents in attendance were also informed of a Special Community Information Session on Sunday March 29th at the Audley Recreation Centre between 3 p.m. and 5 p.m.
- This session had representatives from the TORONTO 2015 Pan Am/Parapan Am Games Organizing Committee, Ministry of Transportation, Durham Regional Police Services, and Town of Ajax.
- The session provided general Games information, as well as details on transportation, traffic impact, security, venue operations and local neighbourhood impacts.



NOTICE OF PUBLIC OPEN HOUSE

Thursday March 12, 2015
7:00 p.m. to 8:00 p.m.
Audley Recreation Centre
The Community Room
1955 Audley Road North

February 23, 2015

RE: IBI Group (Guthrie Farm)
709 Taunton Road East
Southwest corner of Taunton Road East and Lake Ridge Road North
WARD 2

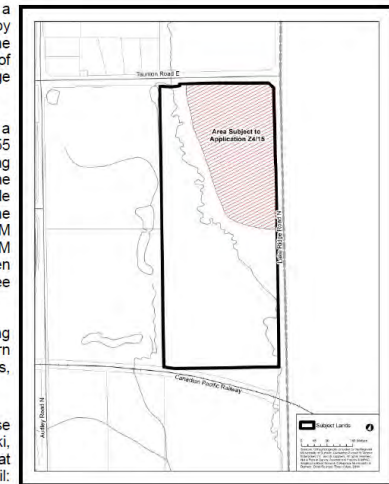
APPLICATION: Zoning By-law Amendment Application Z4/15 (Temporary Use)

The Town of Ajax is in receipt of a development application, submitted by IBI Group proposing to develop the lands located at the southwest corner of Taunton Road East and Lake Ridge Road North.

The application proposes to develop a temporary parking lot consisting of 1,955 parking spaces, 45 accessible parking spaces, and 4 bus parking spaces. The temporary parking lot is to provide temporary spectator parking for the President's Choice Ajax PAN-AM Ballpark during the upcoming PAN-AM Games, which are taking place between July 11, 2015 and July 26, 2015 (see Proposed Development Plan).

We invite you to attend an evening Public Open House meeting to learn more about this proposal, ask questions, and receive your input.

Should you have any questions please contact Geoff Romanowski, Development Approvals Coordinator, at 905.619.2529 (3205) or by email: geoff.romanowski@ajax.ca.





Celebrating 60 Years

**Community Affairs and Planning
Committee
April 7, 2015**

**Pan-Am Games
Temporary
Parking Lot
709 Taunton Road East**

**Zoning By-law Amendment Z4/15
Site Plan SP8/15**

