Minute No. 394
Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 16, 2020

Item No. 9 Zoning Agreement Amendment – 590 Corydon Avenue (Fort Rouge-East Fort Garry Ward) File ZAA 1/2020 [c/r DCU 114680/2020D and DAV 114686/2020D]

COUNCIL DECISION:

Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and adopted the following:

1. That the Zoning Agreement under File DAZ 215/2011 dated January 4, 1989 (By-law No. 8/2012), be amended in respect of the subject property (SP LOT 8 PLAN 27643 WLTO IN RL 33 AND 34 PARISH OF ST BONIFACE) to permit a gross floor area of 3,350 sq. ft.

2. That the City enter into, execute and deliver an agreement to amend the Zoning Agreement in accordance with Recommendation 1, and such other agreements as determined necessary by the City Solicitor and Director of Legal Services to implement the intent of the foregoing (the "Ancillary Agreements").

3. That authority be delegated to the Director of Planning, Property and Development to negotiate and approve the terms and conditions of the agreement to amend the Zoning Agreement, and the Ancillary Agreements, in accordance with this report and such other terms and conditions deemed necessary by the City Solicitor and Director of Legal Services to protect the interests of the City.

4. That prior to the issuance of building permits, the applicant provide the City with written confirmation of the retention of a certified arborist to provide tree protection guidance during demolition and construction, including impacts on the trees located at 592 Corydon Avenue.

5. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing.

Report – Standing Policy Committee on Property and Development, Heritage and Downtown Development – June 16, 2020

DECISION MAKING HISTORY:

Moved by Councillor Mayes,

That the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development be adopted by consent.

Carried

EXECUTIVE POLICY COMMITTEE RECOMMENDATION:

On June 18, 2020, the Executive Policy Committee concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development and submitted the matter to Council.

STANDING COMMITTEE RECOMMENDATION:

On June 16, 2020, the Standing Policy Committee on Property and Development, Heritage and Downtown Development concurred in the recommendation of the City Centre Community Committee and submitted the matter to the Executive Policy Committee and Council.

COMMUNITY COMMITTEE RECOMMENDATION:

On June 1, 2020, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service with the following amendment:

- Add the following new Recommendation 4 and renumber the remaining recommendation accordingly:

    "4. That prior to the issuance of building permits, the applicant provide the City with written confirmation of the retention of a certified arborist to provide tree protection guidance during demolition and construction, including impacts on the trees located at 592 Corydon Avenue."

and forwarded the matter to the Standing Policy Committee on Property and Development, Heritage and Downtown Development.

PUBLIC HEARING SUMMARY

File: ZAA 1/2020

Before: City Centre Community Committee
Councillor Rollins, Chairperson
Councillor Gilroy
Councillor Orlikow

Public Hearing: June 1, 2020
Council Building, 510 Main Street

Applicant: Dark Horse Architecture Inc. (Ethem Tar)

Subject:



Premises Affected: 590 Corydon Avenue

For submission to: The Standing Policy Committee on Property and Development, Heritage and Downtown Development

Prepared by: Kate McMillan, Senior Committee Clerk
City Centre Community Committee

Report date: June 2, 2020

Community Committee Recommendation:

On June 1, 2020, the City Centre Community Committee concurred in the recommendation of the Winnipeg Public Service, as amended, and recommended to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

1. That the Zoning Agreement under File DAZ 215/2011 dated January 4, 1989 (By-law No. 8/2012), be amended in respect of the subject property (SP LOT 8 PLAN 27643 WLTO IN RL 33 AND 34 PARISH OF ST BONIFACE) to permit a gross floor area of 3,350 sq. ft.

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4. That prior to the issuance of building permits, the applicant provide the City with written confirmation of the retention of a certified arborist to provide tree protection guidance during demolition and construction, including impacts on the trees located at 592 Corydon Avenue.

5. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the forgoing.

Note: The wording in bold and italics denotes amendments made by the Community Committee.

The City Centre Community Committee provided the following supporting reasons for its recommendation:

1. I agree with the Administration that Corydon is largely a pedestrian friendly environment; people take their bikes, they walk from their homes and otherwise there is ample parking in this restaurant district.

2. I have been minimizing parking and that is in keeping with some of the things we've done on Corydon to-date.

3. We did hear that by right the adjacent family residence is status quo, but I want to speak in favor of what is really a beautiful plan. This is just step one of what might be a really beautiful plan for Corydon. I'm very excited about a front section café with more eyes on the street and the area on top for seating and I'm excited about the business concept and want to thank the applicant for investing in Corydon.

Exhibits Filed:

1. Application dated February 25, 2020
2. Notification of Public Hearing dated April 4, 2020
3. Manitoba Status of Title 3020405/1
4. Letter of authorization dated February 14, 2020 from 7570008 Manitoba Ltd. to Dark Horse Architecture Inc.
5. Surveyor's Building Location Certificate and sketch dated August 12, 2019
6. Caveat 4213167/1
7. Plans (11 pages)
8. Report from the Urban Planning Division dated May 25, 2020
9. Inspection Report
10. Recording of Representations

REPRESENTATIONS:

In Support:

Zakaria Al Moumen
Ethem Tar

In Opposition:

Clea Schmidt

For Information:

Nil

For the City:

A. Ross, Planner, Planning, Property and Development Department
F. Ojo, Planner, Planning, Property and Development Department

Exhibit "8" referred to in File ZAA 1/2020

ADMINISTRATIVE REPORT

Title: ZAA 1/2020 – 590 Corydon Avenue

Issue: For consideration at the Public Hearing for a Zoning Agreement Amendment to amend caveat 4213167/1 to enable the expansion of an existing restaurant from 1,627 sq. ft. to 3,308 sq. ft.

Critical Path: City Centre Community Committee – Standing Policy Committee on Property and Development – Executive Policy Committee – Council.

AUTHORIZATION

Author	Department Head	CFO	CAO
F. Ojo, MCIP RPP	N/A	N/A	

RECOMMENDATIONS

1. That the Zoning Agreement under File DAZ 215/2011 dated January 4, 1989 (By-law No. 8/2012), be amended in respect of the subject property (SP LOT 8 PLAN 27643 WLTO IN RL 33 AND 34 PARISH OF ST BONIFACE) to permit a gross floor area of 3,350 sq. ft.

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4. That, the proper officers of the City be authorized to do all things necessary to implement the intent of the forgoing.

REASON FOR THE REPORT

- The applicant is proposing to modify the existing zoning agreement which regulates the gross floor area of restaurants on the subject property.
- The existing zoning agreement on the subject property limit restaurant's gross floor area to 2,500 sq. ft. while the applicant is proposing a restaurant with a gross floor area of 3,308 sq. ft.
- Modification of caveats on a Land Title requires a Zoning Agreement Amendment application.
- A Zoning Agreement Amendment approval requires a Public Hearing as per the *Development Procedures By-law* and *The City of Winnipeg Charter.*
- The Report is being submitted for the Committee's consideration of the development application at the Public Hearing.

IMPLICATIONS OF THE RECOMMENDATIONS

- If the recommendations of the Urban Planning Division are concurred in, the subject zoning agreement will be amended and the caveat will be modified.

HISTORY

DAZ 215/2011

- The subject property was rezoning under file DAZ 215/2011 from an "RMF-M" Residential Multi-Family District to a "C2" Commercial Community District for the maintenance of an existing restaurant.

- A zoning agreement caveat was placed on the land in conjunction with that rezoning. Clause iii (c) restricts the size of restaurant uses on the subject site.

    - *The following uses are limited to the specified amount of gross floor area per building;*

        - *Restaurant – 2,500 sq. ft.*

CONSULTATION

In preparing this report there was consultation with: Legal Services (on legal issues).

OURWINNIPEG POLICY ALIGNMENT

Promote the enhancement of existing and the establishment of new mixed-use corridors.

Promote small-scale, fine-grained development that is responsive to the surrounding community context.

WINNIPEG CLIMATE ACTION PLAN ALIGNMENT

The Winnipeg Action Plan promotes the creation of a more prosperous, innovative, and diverse local and regional economy.

SUBMITTED BY

Department	Planning, Property and Development
Division	Urban Planning
Prepared by:	Femi Ojo, MCIP, RPP
Date:	May 25, 2020
File No.	ZAA 1/2020

List of Schedules and Attachments

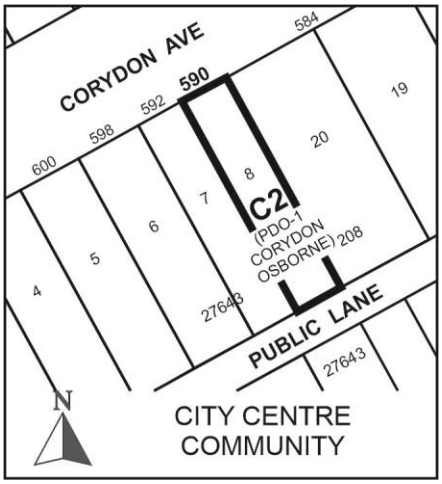
1. Appendix A – Planning Discussion

APPENDIX 'A'

DATE:	May 25, 2020
FILE:	**ZAA 1/2020**
RELATED FILES:	DCU 20-114680D; DAV 20-114686D
COMMUNITY:	City Centre
NEIGHBOURHOOD #:	1.106 (Earl Grey)

SUBJECT: For consideration at the public hearing for a Zoning Agreement Amendment to amend caveat 4213167/1 to enable the expansion of a existing restaurant.

LOCATION: 590 Corydon Avenue
LEGAL DESCRIPTION: SP LOT 8 PLAN 27643 WLTO IN RL 33 AND 34 PARISH OF ST BONIFACE



APPLICANT: Ethem Tar (Dark Horse Architecture Inc.)
1 – 120 Scott Street, Winnipeg, MB.
R3L 0K8

OWNER: 75700008 Manitoba Ltd.

RECOMMENDATION: Approval

SITE DESCRIPTION

- The subject property is located on the Southside of Corydon Avenue between Daly Street and Nassau Street in the Earl Grey neighbourhood of the Fort Rouge – East Fort Garry Ward.
- The property is 25 feet wide and +/- 120 feed deep; providing a total lot area of roughly 3,009 sq. ft. The property is zoned “C2” Commercial Community.
- The property currently contains a 1,627 sq. ft. restaurant existing with what was originally a dwelling.
- The site is located along a Community Mixed Use Corridor under *OurWinnipeg and Complete Communities Direction Strategy.*
- The site also falls within the Mid-Rise Mixed-Use policy area of the Corydon-Osborne Secondary Plan and the corresponding PDO-1.



Figure 1: Air photo of the subject property and surrounding area (2018)

SURROUNDING ZONING & USES (See Figure 2)

North: Corydon Avenue, then then Single & Multi-family dwellings zoned “RMF-M” Residential Multi-Family Medium.

South: Back lane, then Single and Two-Family residences zoned “R1-S” Residential Single-Family Small and “R2” Residential Two-Family.

East: Multifamily dwellings zoned “RMF-M” Residential Multi-Family Medium.

West: Single family dwellings zoned “RMF-M” Residential Multi-Family Medium followed by a commercial use zoned “C2” Commercial Community.

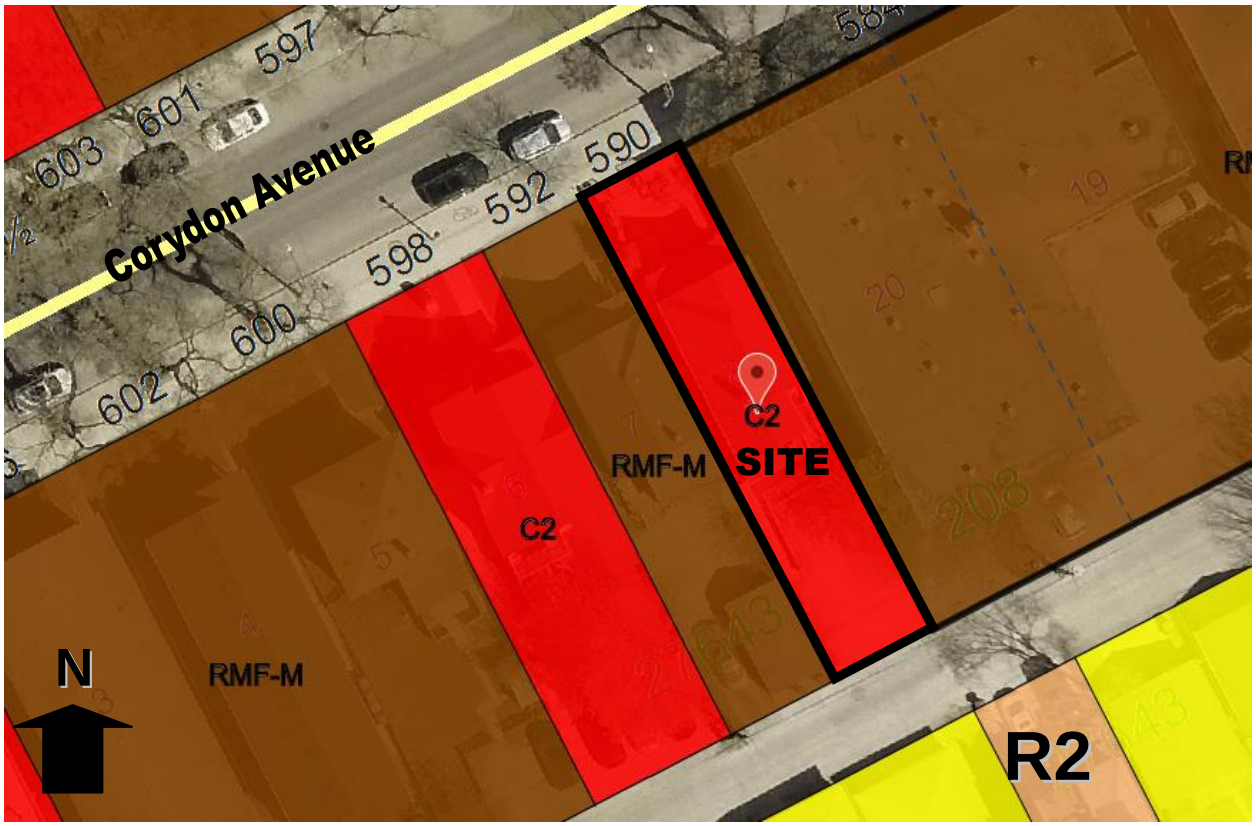


Figure 2: Zoning of the subject property and surrounding area

DESCRIPTION OF THE PROPOSED DEVELOPMENT

- The applicant intends to expand the existing 1,627 sq. ft. restaurant on site to a total gross floor area of 3,308 sq. ft., thus, a Zoning Agreement Amendment is required.
- October 12, 2011 Council concurred in the recommendations of the Executive Policy Committee an approved the rezoning of the subject property from “RMF-M” Residential Multi-Family District to “C2” Commercial Community District for the maintenance of an existing restaurant.

- The approval was subject to a zoning agreement which limits the size of certain uses on site; such as a restaurant use being limited to 2,500 sq. ft. maximum size.
- Zoning agreements are registered on Land Titles office as caveats. Thus, changes to such caveats require a Zoning Agreement Amendment (ZAA) application to be approved by Council.
- It is also important to note that an associated conditional use application as well as a variance application were submitted with this application (See DCU 20-114680/D and DAV 20-114686/D for details).

COLLABORATIVE PLANNING

The applicant followed the Urban Planning Division's guidance by applying for a pre-application prior to making a formal application. Throughout the entire process, the applicant worked with the Planning Division by making recommended adjustment to the project. Specifically, the following adjustments were made:

Front Yard Setback – The applicant initially provided a 0-foot front yard setback, but the Planning Division in conjunction with the Public Works Department requested that the applicant meet the 7 ft. special front yard as per Winnipeg Zoning By-Law 200/2006. This request was met.

Rooftop patio screen - Being that there are residential uses within the immediate vicinity, the Planning Division recommended visual screening on the east and west sides of the rooftop patio. This was provided.

Hours of operation – The applicant agreed that some restrictions be placed on the hours of operation of the restaurant.

Consultation – The Planning Division recommended public consultation as part of the redevelopment process. The applicant initiated some form of informal community consultation as recommended.

ANALYSIS AND ISSUES

COMPLETE COMMUNITIES DIRECTION STRATEGY

- Under the *Complete Communities Direction Strategy,* the subject site is located along a Community Mixed Use Corridor. Direction 2 promotes small-scale, fined-grained development that is responsive to the surrounding community context.
- Key policies guiding development along the Mixed-Use Corridor include:
    - Provide a mix of employment, higher-density residential opportunities, retail and service uses that support the needs of and respect the context of adjacent community.
    - Promote the enhancement of existing Community Mixed Use Corridors through moderate intensification.
    - Encourage intensification to occur at centres and along corridors

CORYDON-OSBORNE AREA PLAN

- As mentioned earlier, the subject site is also designated Mid-Rise Mixed-Use Policy Area under the *Corydon Osborne Area Plan* and the corresponding PDO-1, which limits restaurant to 2,500 sq. ft.
- As earlier mentioned, the applicant is increasing the total floor area of the building from existing 1,627 sq. ft. to 3,308 sq. ft. This addition is triggered by adding a sweet shop and the proposed exit stairs, which has a combined square footage of 850. Thus, the proposed 2,458 sq. ft floor area dedicated to the restaurant use actually conforms to the 2,500 sq. ft. size cap on the property.
- Given the aforementioned, the Urban Planning Division believes the intent of the Corydon-Osborne PDO-1 is being met within a reasonable measure.

ZONING (BY-LAW 200/2006)

"C2" Commercial Community District

- The C2 zoning district is intended to accommodate more intensive commercial sites that do not have a local or neighborhood orientation. The district is intended to include attractive commercial, institutional, recreational, and service facilities needed to support the surrounding neighborhoods and the broader community.

Amendment to Zoning Agreement DAZ 215/2011

- The existing zoning agreement {clause iii (c)} restricts restaurant sizes on the subject site to 2,500 sq. ft.

COMPATIBILITY WITH THE SURROUNDING NEIGHBOURHOOD

- The existing restaurant and its expansion align with the *Complete Communities* objectives that promotes small-scale, fine-grained development that is responsive to existing surrounding context along Mixed Use Corridors,
- Established on a Community Mixed Use Corridor, the expansion of this existing restaurant will provide an opportunity to serve the wider community and help define the Corydon-Osborne village core. This is consistent with the Corydon-Osborne Secondary Plan.
- Although the size limit exceeds the standard identified in the Corydon-Osborne PDO at 2,500 sq. ft., it is important to note that;
  (a) The subject restaurant is existing.
  (b) The new proposed restaurant will have a seating capacity of 44 people and another 16-person seating area on the rooftop patio. The overall guest capacity with the expansion stands at 60 when fully occupied.

- The Urban Planning Division is comfortable supporting the proposed zoning agreement amendment because it may be considered redundant given the presence of the PDO-1, which also contains size standards. Any further future expansion beyond the newly recommended maximum size of 3,500 sq. ft. will require a new conditional use application and can be evaluated on its merit at that time.
- The Urban Planning Division believes that the proposed expansion and the amendment to the existing Zoning Agreement will not cause a substantial adverse effect on adjoining properties, and that the proposed restaurant will enhance available community amenities on Corydon Avenue.

REASONS FOR RECOMMENDATION

The Urban Planning Division recommends **approval** for the following reasons:

- The proposed amendment is in line with the Complete Communities Direction Strategy for Community Mixed Use Corridors.
- The proposed restaurant expansion (in terms of site layout and building design) aligns with the Development and Design standards of the Corydon-Osborne PDO-1 per the analysis in the associated files; DAV 20-114686/D and DCU 20-114680/D.
- The proposed expansion will enhance available community amenities on Corydon Avenue.
- The Urban Planning Division does not foresee an adverse effect on surrounding properties.

RECOMMENDATION

1. That the Zoning Agreement under File DAZ 215/2011 dated January 4, 1989 (By-law No. 8/2012), be amended in respect of the subject property (SP LOT 8 PLAN 27643 WLTO IN RL 33 AND 34 PARISH OF ST BONIFACE) to permit a gross floor area of 3,350 sq. ft.

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4. That the proper officers of the City be authorized to do all things necessary to implement the intent of the forgoing.

This Report Submitted by:
Planning, Property and Development Department
Urban Planning Division
Report Prepared By: Femi Ojo, MCIP, RPP
PPD File # ZAA 1/2020

Exhibit "7" referred to in File ZAA 1/2020

PROPOSED

RESTAURANT/CAFE
ALTERATION+ADDITION

FOR ZONING AGREEMENT AMENDMENT, CONDITIONAL USE AND VARIANCE APPLICATIONS

590 CORYDON AVE. WINNIPEG, MANITOBA

DRAWING INDEX

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009. VIEW TOWARDS ROOFTOP PATIO
010. VIEW FROM ROOFTOP PATIO
011. VIEW FROM BACK LANE

NOT FOR CONSTRUCTION
ISSUED FOR DEVELOPMENT PERMIT APPLICATION

Dark Horse Architecture inc

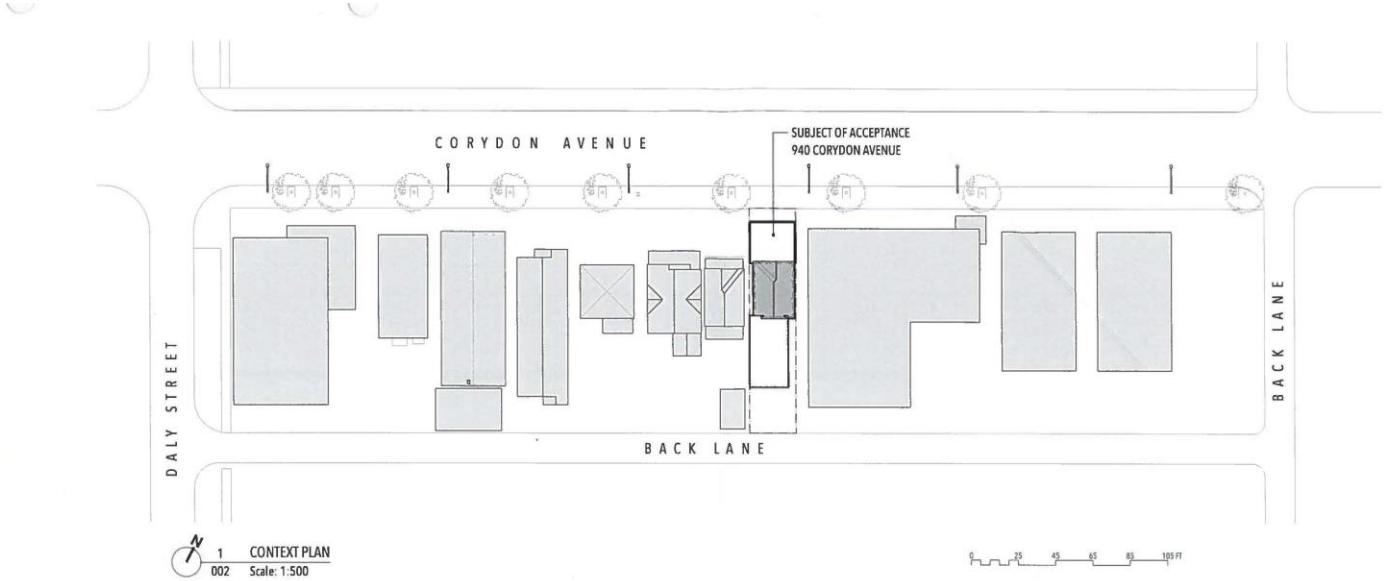
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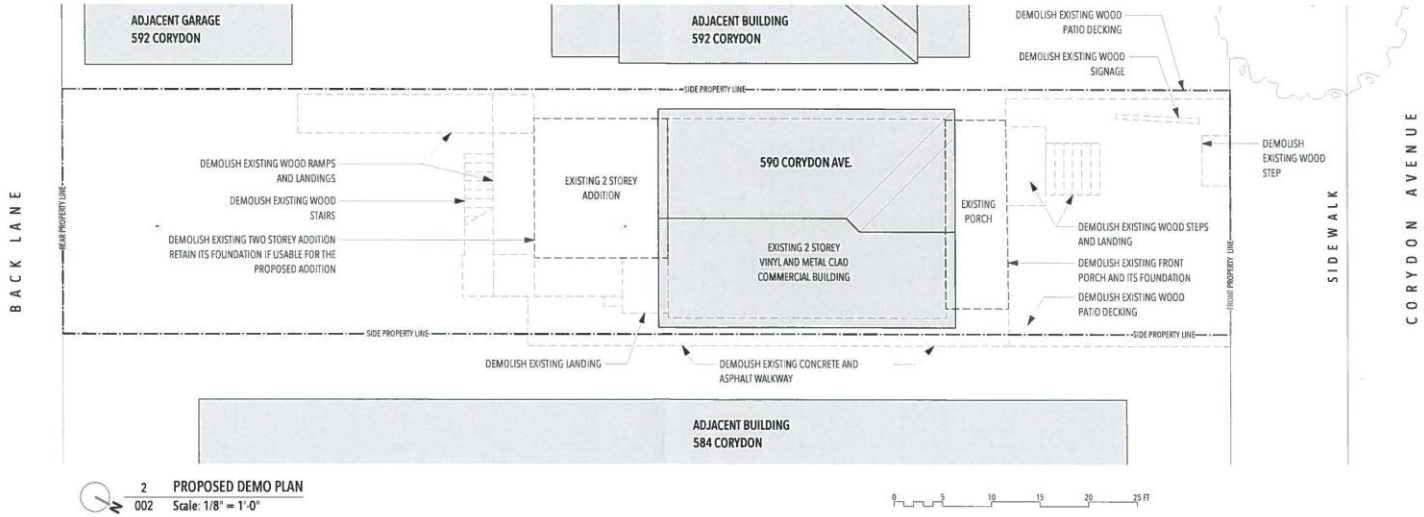
DATE (DD-MMM-YYYY)
20 FEB 2020

ADDRESS
590 Corydon Ave
WINNIPEG, MB

PROJECT # | PROJECT NAME
1912 | RESTAURANT/CAFE
ALTERATION+ADDITION

COVER PAGE | 001





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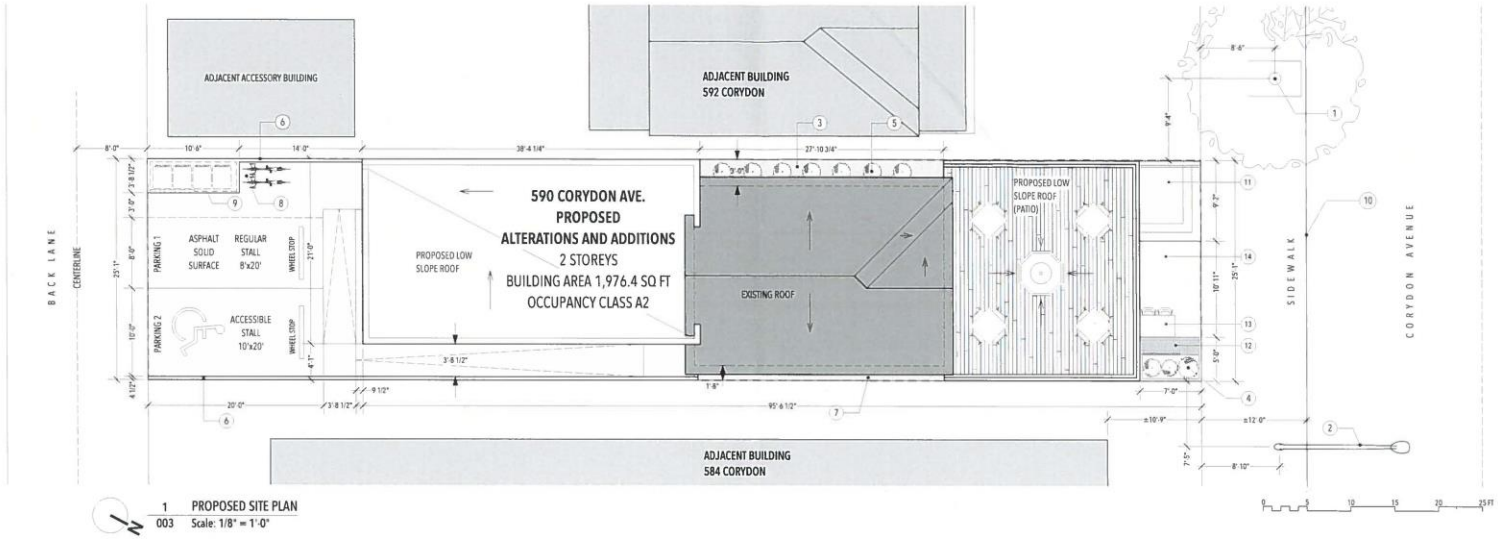
DATE (DD/MM/YYYY) 20 FEB 2020

ADDRESS 590 Corydon Ave WINNIPEG, MB

PROJECT # 1912

PROJECT NAME RESTAURANT/CAFE ALTERATION+ADDITION

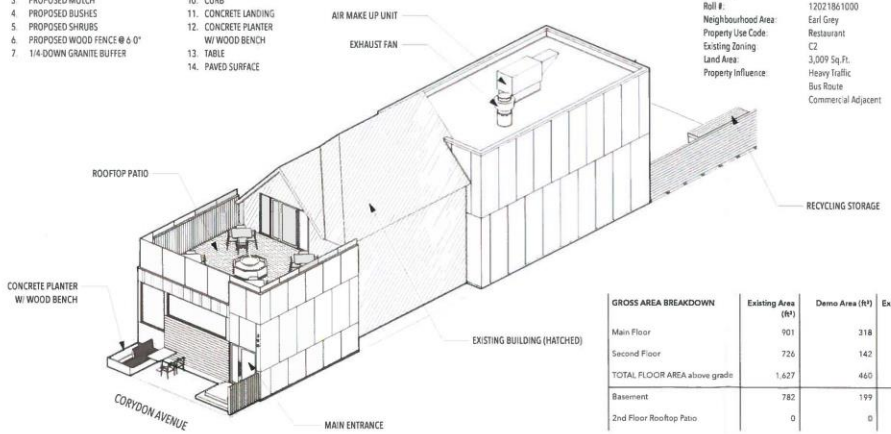
CONTEXT AND DEMO PLANS 002



1 PROPOSED SITE PLAN
003 Scale: 1/8" = 1'-0"

KEYNOTES.

1. EXISTING TREE
2. EXISTING STREET LIGHT POST
3. PROPOSED MULCH
4. PROPOSED BUSHES
5. PROPOSED SHRUBS
6. PROPOSED WOOD FENCE @ 6'-0"
7. 1/4-DOWN GRANITE BUFFER
8. LOCKABLE BIKE STORAGE
9. ENCLOSED RECYCLING STORAGE
10. CURB
11. CONCRETE LANDING
12. CONCRETE PLANTER W/ WOOD BENCH
13. TABLE
14. PAVED SURFACE



PROJECT ADDRESS:
590 Corydon Avenue, MB

LOT INFO

Roll #:	12021861000
Neighbourhood Area:	Earl Grey
Property Use Code:	Restaurant
Existing Zoning	C2
Land Area:	3,009 Sq.Ft.
Property Influence:	Heavy Traffic Bus Route Commercial Adjacent

PROPOSED BUILDING INFO

Existing Building Area:	899.8 Sq.Ft.
Proposed Building Area:	1,932 Sq.Ft.
Proposed Addition Area:	1,032.2 Sq.Ft.
Total Gross Floor Area:	3,308 Sq.Ft.
Number of Stories:	2
Stories Under Ground:	1
Building Height:	23 Feet

ZONING INFO

Existing Zoning:	C2
Existing Use:	Restaurant
Principal Building:	Non-Residential Use
Area Map:	Urban Infill Area Map 1
Our Winnipeg Designation:	Mature Community
PDO:	Corydon Osborne PDO-1
Adjacent Zonings:	West and East - RMF-M South - R1-S
Min Lot Area:	20,000 sq Ft 3,009 Sq Ft Actual
Front Yard Setback:	Max. 10 Feet 7 Feet / Proposed
Side Yard Setback:	0 Feet 0 Feet Proposed at S/E side 0 Feet Proposed at N/W side
Rear Yard Setback:	0 Feet (Urban Infill Area Map 1) 24 Feet - 6 Inches / Proposed
Min Building Ht.:	20 Feet
Max. Building Ht.:	60 Feet 24 Feet - 6 Inches / Ridge Height of existing Building 23 Feet / Proposed Addition
PARKING:	
Parking Category #:	22
Spaces Req.:	34 Stalls (1 for ea. 100 Sq.Ft. of floor area)
Infill Reduction 20%:	27 Stalls
Total Parking Provided:	2 Stalls [Zoning Variance Required]
Accessible Parking:	Min. 1 Required / 1 Provided
Van Access. Parking:	Min. 1 Required / 0 Provided [Zoning Variance Required]
Bicycle Parking:	N/A / 2 Lockable Bicycle Space Provided
LANSCAPING AND BUFFERING:	[Zoning Variance Required]
Street Edge Landscaping:	0 Provided
Side and Rear Site Edge:	Combination of fencing, bushes and, shrubs
Parking and Loading:	Combination of fencing at 6 Feet 6 inches height, bushes and, shrubs

GROSS AREA BREAKDOWN	Existing Area (ft²)	Demo Area (ft²)	Existing Area After Demo(ft²)	New Area (ft²)	Proposed Total Area (ft²)
Main Floor	901	318	583	1,349	1,932
Second Floor	726	142	584	792	1,376
TOTAL FLOOR AREA above grade	1,627	460	1,167	2,141	3,308
Basement	782	199	583	791	1,374
2nd Floor Rooftop Patio	0	0	0	500	500

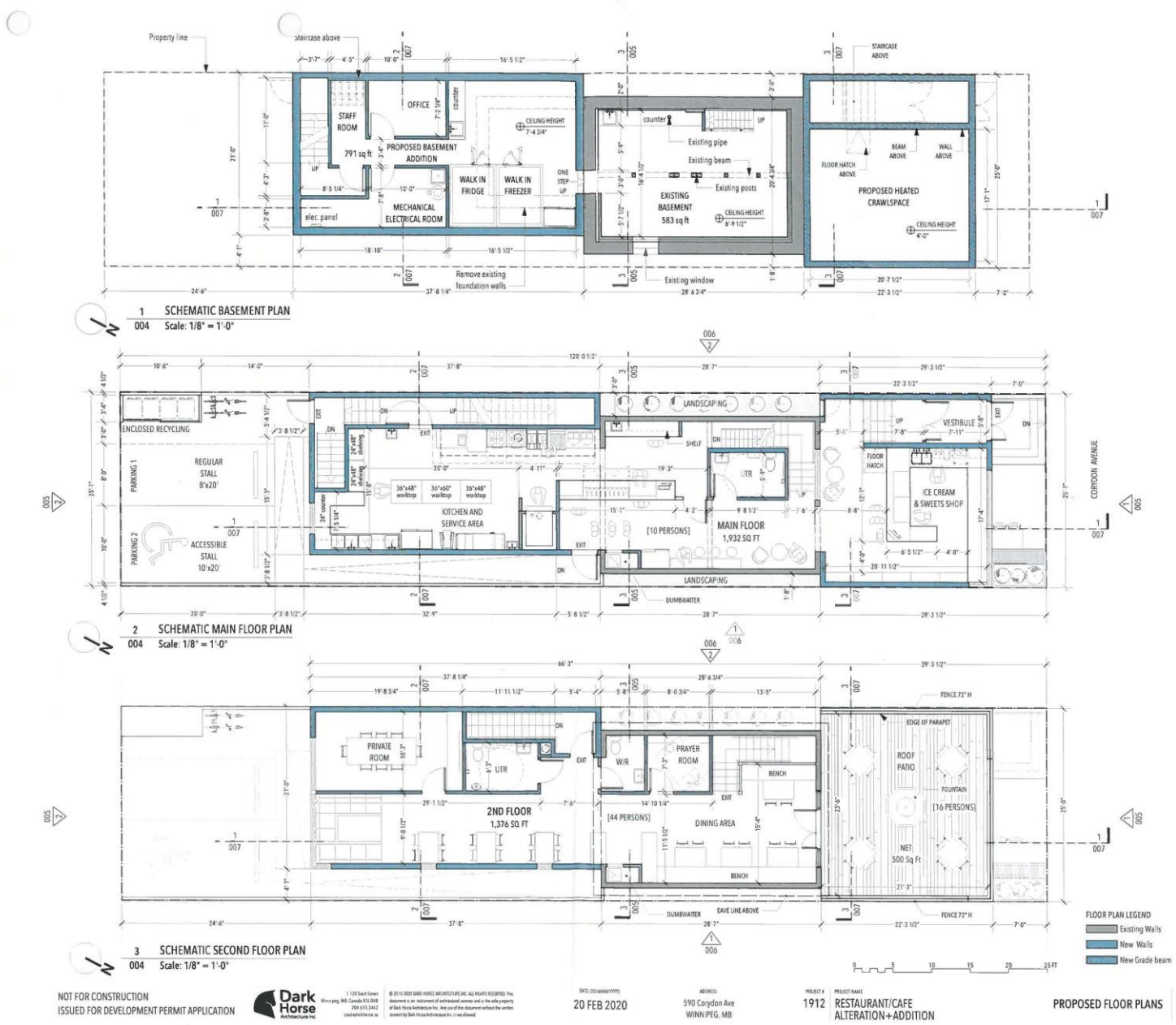
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Dark Horse Architecture Inc.

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DATE (DD/MM/YYYY): 20 FEB 2020
ADDRESS: 590 Corydon Ave WINNIPEG, MB
PROJECT #: 1912
PROJECT NAME: RESTAURANT/CAFE ALTERATION+ADDITION

PROPOSED SITE PLAN 003



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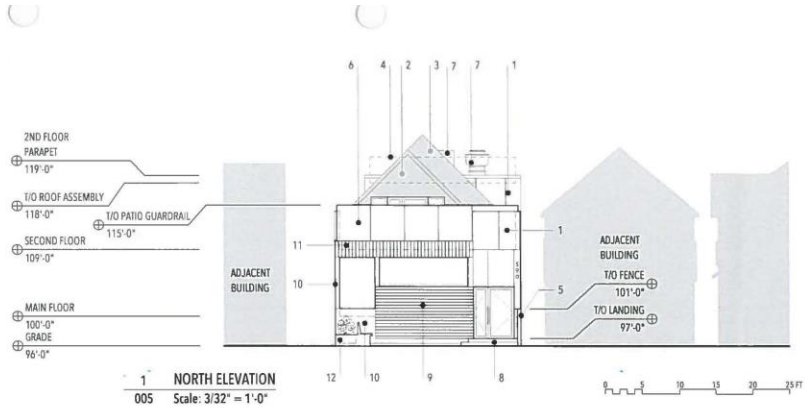
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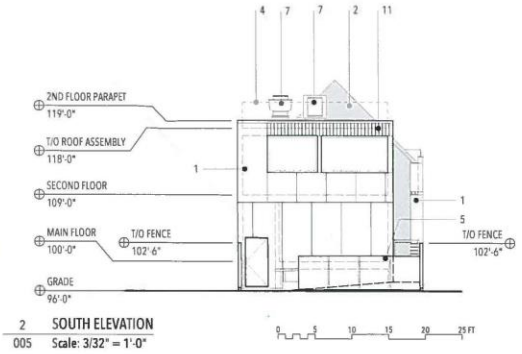
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590 Corydon Ave
WINNIPEG, MB

1912 RESTAURANT/CAFE ALTERATION+ADDITION

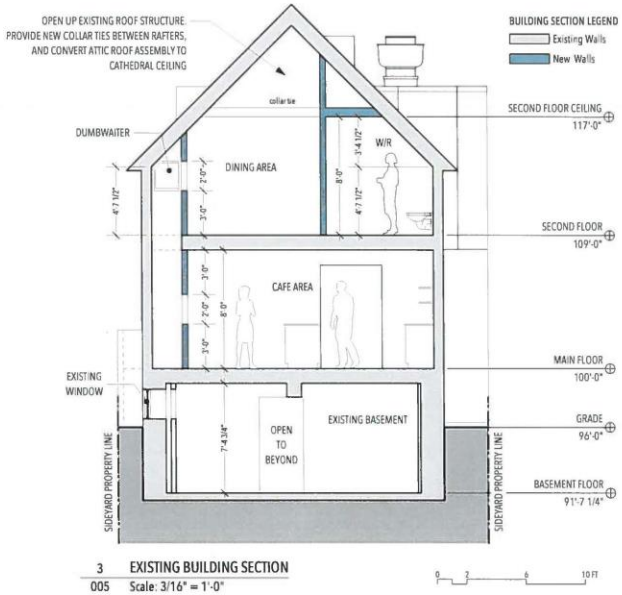
PROPOSED FLOOR PLANS 004





KEYNOTES

1. CEMENT BOARD PANELS
2. NEW METAL OR VINYL CLADDING ON EXISTING BUILDING
3. ASPHALT SHINGLE ROOF
4. PERFORATED METAL SCREEN
5. CONCRETE RAMP WITH GLASS GUARDRAIL AND WOOD HANDRAIL
6. TEMPERED GLASS GUARDRAIL
7. MECHANICAL ROOFTOP EQUIPMENT
8. CONCRETE LANDING
9. HORIZONTAL WOOD CLADDING
10. METAL CLADDING TO SUIT WINDOW FINISH
11. VERTICAL WOOD CLADDING
12. CONCRETE PLANTER W/ WOOD BENCH





NOT FOR CONSTRUCTION
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Dark Horse Architecture Inc

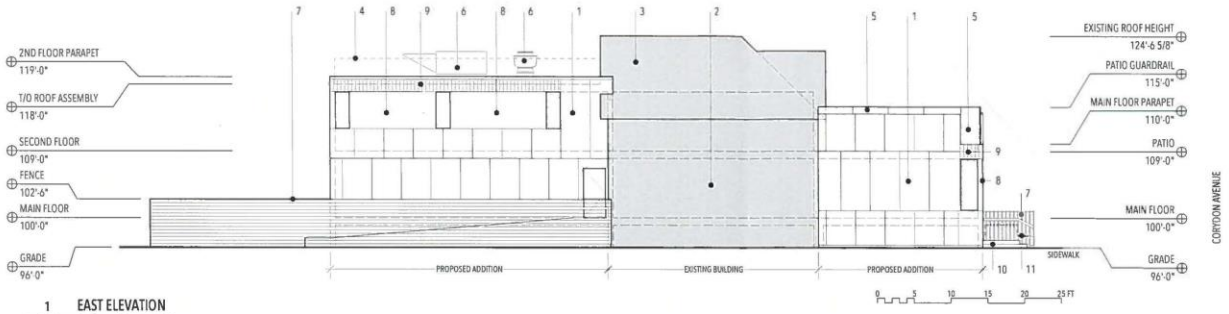
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ADDRESS 590 Corydon Ave WINNIPEG, MB

PROJECT # 1912 | PROJECT NAME RESTAURANT/CAFE ALTERATION+ADDITION

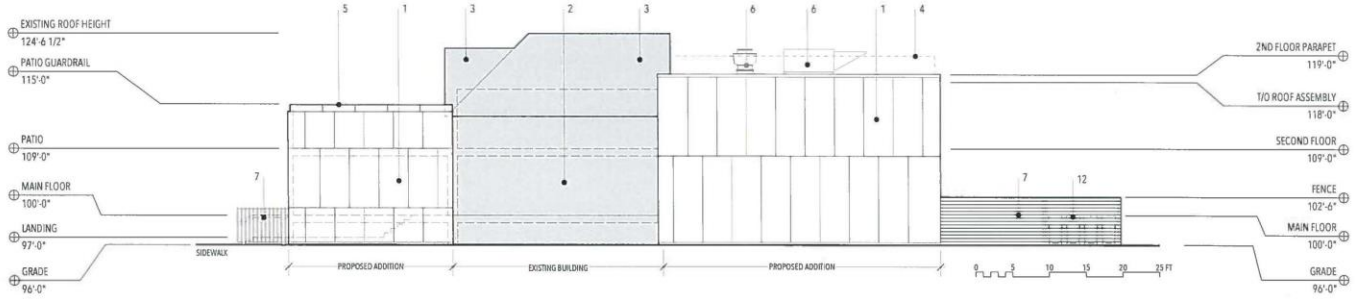
NORTH AND SOUTH BUILDING ELEVATIONS | 005



1 EAST ELEVATION
006 Scale: 3/32" = 1'-0"

SECTION KEYNOTES

1. CEMENT BOARD PANELS
2. NEW METAL OR VINYL CLADDING ON EXISTING BUILDING
3. ASPHALT SHINGLE ROOF
4. PERFORATED METAL SCREEN
5. TEMPERED GLASS GUARDRAIL
6. MECHANICAL ROOFTOP EQUIPMENT
7. WOOD FENCING
8. METAL CLADDING TO SUIT WINDOW FRAME
9. VERTICAL WOOD CLADDING
10. CONCRETE LANDING
11. CONCRETE PLANTER W/ WOOD BENCH DASHED LINE
12. ENCLOSED RECYCLING STORAGE BEHIND



2 WEST ELEVATION
006 Scale: 3/32" = 1'-0"



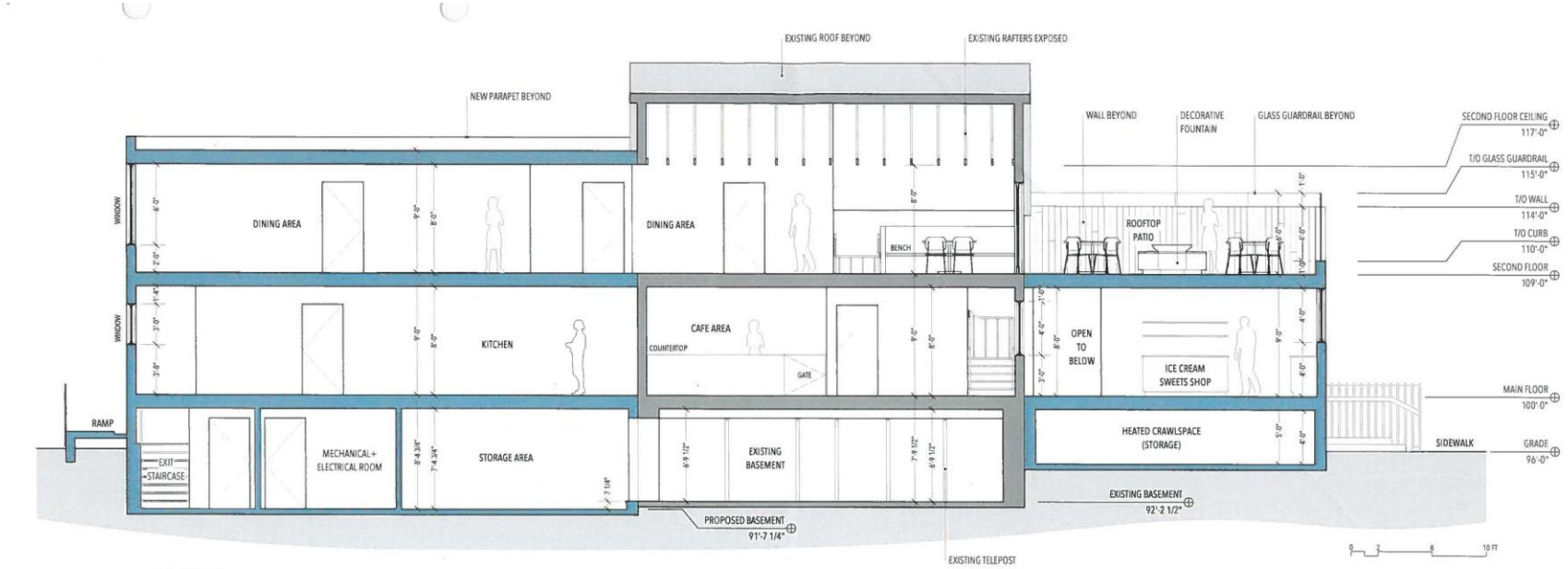
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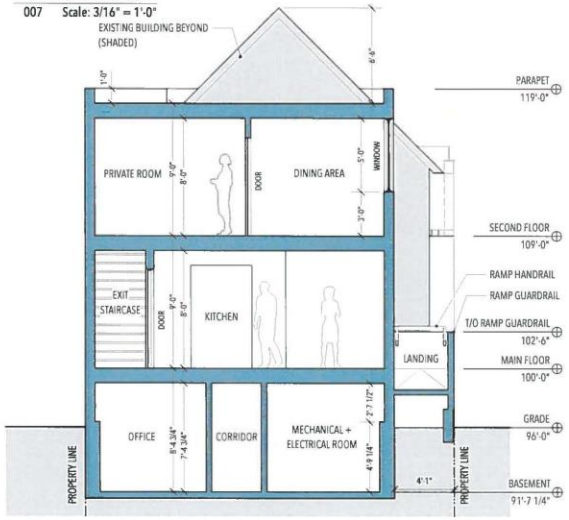
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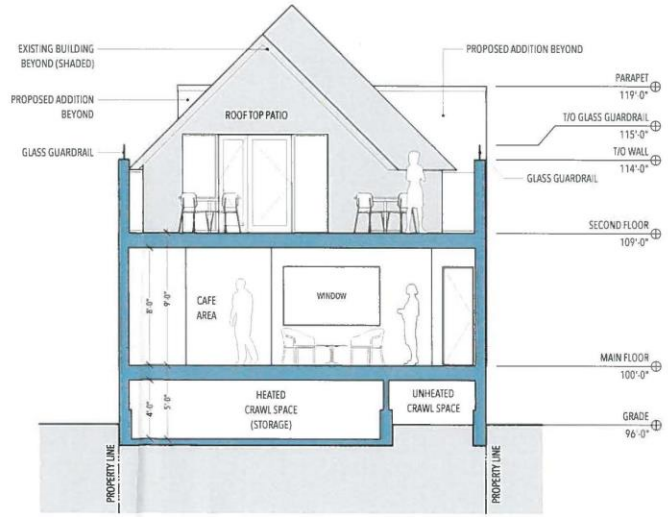
EAST AND WEST BUILDING ELEVATIONS 006



1 LONG SECTION
007 Scale: 3/16" = 1'-0"



2 BUILDING SECTION
007 Scale: 3/16" = 1'-0"



3 BUILDING SECTION
007 Scale: 3/16" = 1'-0"

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PROPOSED BUILDING SECTIONS 007



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VIEW FROM CORYDON AVE.

008





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VIEW TOWARDS ROOFTOP PATIO

009



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VIEW FROM ROOFTOP PATIO

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VIEW FROM BACK LANE

011