
From: Cathrine Conings
Sent: December 11, 2020 9:40 PM
To: Clerks
Subject: Seton Villa

Categories: Yellow Category, Public Hearing

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To the Mayor and Council (Rezoning reference #19-32)

I am writing about the proposed new building plans for Seton Villa. This facility has provided an excellent residence for Seniors, with the exception of people in wheelchairs, who must move elsewhere if their mobility decreases to that degree. This move can be very hard on a resident who has lived there for 10 or 20 years. They have made friendships and found ways to thrive in that setting. What a shame to be forced out because of elevator constraints.

The proposed wheel-chair accessible structure has many features designed to enhance one's twilight years. Every effort has been made to fit the increased density unobtrusively into the neighbourhood. Parking will be underground and expanded from the present capacity.

We are living longer, and seniors are gaining steadily as a percentage of our population.

Seton Villa has recently been designated Best Independent Living Seniors' Home in Burnaby by the Burnaby Now, and living there costs far less than any other care home because it's non-profit.

I urge you to support this project as a service to our seniors. It is likely that the neighbours who complain today may be very happy to have this new facility nearby in the not-too-distant future.

Sincerely,

Cathrine Conings, Volunteer

From:
Sent: December 11, 2020 10:29 PM
To: Clerks
Cc: mcook@setonvilla.com
Subject: Seton Villa Reference rezoning #19-32

Categories: Yellow Category, Public Hearing

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The Mayor and Council,

We wish to give our support to the Seton Villa rezoning application and support construction of a new four-story building at Seton Villa.

A family member resides now at Seton Villa, room 1301. We are impressed with the high level of care and compassion Seton Villa provides to the residents.

We believe there is a need for more senior care residences now and in the future.

Thank you,

Linda Schuster and Dale Tozer
117-2960 Princess Crescent
Coquitlam BC V3B 7P2

From: Mil Plisic
Sent: December 12, 2020 8:58 PM
To: Clerks
Subject: Seton Villa Reference rezoning # 19 - 32
Attachments: Seton Villa Expansion letter.docx

Categories: Yellow Category, Public Hearing

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Mil Plisic
710 21st St W
North Vancouver BC
V7P 2C1

Re:Ivan Plisic
#603-3755 McGill St
Burnaby BC
V5C 1M2

Dec 12, 2020

Subject: Seton Villa Reference rezoning # 19-32

Dear Mayor Hurley and Council,

I am writing to show support for the new building that Seton Villa is proposing to have built. My older brother is currently a resident at Seton Villa. I am positively impressed with the operation at Seton Villa, and have no doubt the addition they are seeking will be of benefit to the community. The management is diligent, and I am confident they will be able to handle the additional residents.

Sincerely,
Mil Plisic

From: Kathy Bouvette
Sent: December 13, 2020 11:58 AM
To: Clerks
Subject: Seton Villa Reference rezoning #19-32

Categories: Yellow Category, Public Hearing

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Dear Mayor and Council;

My name is Kathy Bouvette and I live at 468 W43rd Avenue in Vancouver. was a resident of Seton Villa for four years and just passed away in July. and he was very happy while a resident of Seton. Myself and sisters and family would visit him often and became well acquainted to the staff and residents. What a beautiful facility this is. The grounds and gardens are beautiful and allow the residents to get outside and enjoy nature and get some exercise and fresh air. The many wonderful programmes keep everyone busy and socializing. The meals are delicious and I don't think ever missed one! I really support the idea of expanding this place. Someday I hope my husband and I will be able to stay here in our later years.

Very sincerely;
Kathy Bouvette

Sent from my iPad

From: Charlene Janes
Sent: December 13, 2020 1:06 PM
To: Clerks
Subject: Fwd: Rezoning Reference 19-32

Categories: Yellow Category, Public Hearing

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Please submit this.

Sent from my iPad

Begin forwarded message:

From: Charlene Janes
Date: December 13, 2020 at 11:26:52 AM PST
To: Colleen.jordan@burnaby.ca, pietro.calendino@burnaby.ca, james.wang@burnaby.ca
Cc: Joe.keithley@burnaby.ca, Mayor@burnaby.ca
Subject: Rezoning Reference 19-32

Hello Councillor Jordan, Councillor Calendino and Councillor Wang,

This week I received a confirmation from _____ that as Councillors, you were all members of the Heritage Commission. My understanding is that the interests of the Overlynn Mansion heritage designation will be represented at the Rezoning Hearing, by the Councillors who sit on the committee. _____ mentioned that the Director of Planning also attends meetings.

It was reiterated that Overlynn is protected by the heritage designation bylaw. Action Line housing accepted their responsibility to maintain the Mansion in a letter to the Planning Department in December 1992. It is stated that "property owners who own a designated heritage resource are responsible for the maintenance and repair of the resource." Clearly, this has not happened.

As a strong proponent of Heritage in Burnaby, I hope you will support the Burnaby Heritage Commission in its mandate to ensure that Burnaby Council respects the historical agreements, in the upcoming Rezoning Hearing. I truly appreciate your dedication to Heritage properties in Burnaby.

Sincerely,

Charlene Janes
3723 Trinity Street
Burnaby, B.C.

1
/i

13 December 2020 (r1)

Dear Mayor Hurley and Council:

RE: Rezoning Reference #19-32

Seton Villa Site

Thank you for the opportunity to provide input on the proposed expansion of Seton Villa.

Burnaby Council should not allow this zoning proposal to proceed and stand by decisions of previous councils while listening to the reasons from the community.

The existing development was constructed against the objection of the local citizens nevertheless this is history and the adjacent citizens have accepted Seton Villa as it now exists into the community but there continues to be a constant problem with parking. Additional parking issues should not be fostered on the community that has absorbed so much so far.

It is realize that there is a need for subsidized housing development for senior citizens but council should not allow or support the continued impact from the proposal to further impact the neighbourhood. Any proposal to further expand the existing facility in the manner put before council can be considered an extension of the “Spot Zoning” which Burnaby has restricted for over 50 years. Surely we have learned from previous zoning disasters in the city from former practices and will not go back to previous ways of zoning in the city.

There are other areas within the City that support subsidized housing and are zoned for this purpose. You need not look any further than the adjacent Hastings corridor within the Hastings Street Community Plan.

Main issues that that should reinforce Council’s rejection of the proposal:

- Direct impact to long term residents who live immediately adjacent to the proposed development,

- Parking in the neighbourhood as a direct result from the operation of Seton Villa and any proposed construction on the site and,
- Amendment of the existing CD zoning to be in non-conformance with CD conditions of use.

HISTORY

I would be remiss if I did not bring to council a condensed history of the existing development of this site as it seems to be glossed over within existing documents before council.

Previous to rezoning the site to CD zoning for the construction of a 19 story tower and adjacent auditorium complex the Seton Villa Manor “Mansion” and associated grounds were designated non-conforming within a single family residential neighbourhood. This was reaffirmed by the City’s 1965 Zoning Bylaw as R5 single family residential use.

In the 60’s City Council was notorious for favouring “spot zoning” over a planned approach for the City. This is indicated by a few non single family developments within the area that still stand today. The City Planner was not in support of the “spot zoning” methodology supported by Council but recommended a City development Plan.

The 1963 election resulted in the majority of “spot zoning” supportive Council members being thrown out of office over this issue.

The new Planning Director starting immediately to work on a comprehensive City wide development plan to guide the City moving forward. Unfortunately the Plan was not enacted because the council for City wide planning, in a subsequent election, was placed in a minority position by a new sympathetic “spot zoning” council which put the Director’s proposal on the back burner.

During this period of uncertainty Action Line Housing purchased the site and proceeded to rezone the property from single family housing zoning to CD zoning to construct a 19 story high rise against the vociferous objections of the community.

Previous to the Action Line proposal X-Kalay attempted to purchase and use the site for drug addict rehabilitation center (within the single family zoned neighbourhood). Eventually the CD zoning was approved during a very contentious hearing process (the neighbourhood was advised to accept this proposal or the drug rehabilitation proposal would be placed back on the table).

Naturally the Council members who were in favour of “spot zoning” were thrown out of office during the next election but this was too late to stop development. One concession that was reached with Action Line is that they agreed to retain the historical aspects of the existing Seton mansion and surrounding gardens outside the development window. This is a very important commitment on the site as it would have significant impact on any further site development.

Eventually the City did enact the Planner’s Comprehensive Development Plan which still serves as the benchmark for City development. As noted unfortunately the damage had been done regarding the “spot zoning” for the Seton Villa site.

Numerous amendment proposals to the original CD zoning were put forward over the years, with constant objections from the neighbourhood if the proposal warranted re parking, etc. Two actions during this period are brought to Council’s attention:

- In 1976 an amendment of the CD zoning for the historic Seton Villa to allow for a drug rehabilitation center. Naturally this was strongly objected to by the community and the proposal was eventually not supported by Council. This did bring forward the vulnerability of the historic Seton mansion and gardens under the existing CD zoning.
- At the direction of council and the support of the Community Heritage Commission during one of the CD amendments in 1995 a formal heritage designation under the Municipal Act was developed to reinforce the

original intention of CD plan. It should be noted that the designation ensured the protection of the unique character of the mansion and the surrounding landscape features which provided an amenity for the senior tower and to the surrounding neighbourhood (*acknowledged by previous Councils*). The entire site comprises of 85,175 sq ft as identified in the existing proposed rezoning (#19-32). It is brought to the attention of Council this includes 31,600 sq ft under heritage designation for the mansion and gardens that is specifically restricted to development with only the remaining approx. 53,600 sq ft available for development under the proposed CD.

DIRECT IMPACT ON RESIDENTS

I was personally involved in the development of the Hastings Street Community Plan. This Plan was completed by the City in partnership with the local community. You will note that the height of the high density Hastings' core is gradually sloped towards the adjacent single family neighbourhood in the Plan. By the City, local businesses and the residents working together the vitality of the Hastings business district was maintained along with the adjacent neighbourhood. At no locations are 4+storey building located next to a residential zoning permitted.

During the Planning process it was identified that Seton Villa was an anomaly in the neighbourhood. Seniors/subsidized housing, etc. needed to be addressed and the proper location of such developments should be within the Hastings corridor to preserve the adjacent family zoned areas. The location of such facilities maintains the vitality of the area and gives the residents of such facilities the needed outlet, amenities and opportunities while reducing their dependence on cars.

The existing residual single family resident west of the proposal (who has been occupying the house for near as long as I can remember) will be faced with a 4+ story wall next to his house with a minimum of buffer. There is a greater buffer allocated to the east where the Mansion is located. This will deprive this neighbour with valued sunlight and make his garden area next to useless. This

approach to deny his right to peaceful use of his property within a single family area is intolerable. Councilor's I ask you to go to your back yard and visualize a 40+ foot wall at your property boundary. Would you accept this---why should this be fostered on this resident.

PARKING

Parking has always been a problem in the area adjacent to the Seton hi-rise. This has been communicated to Councilor's and staff during the numerous reiterations of Action Line trying to change the CD zoning over the years.

Impacts from Corovirus guidelines have relieved the parking issue for the immediate neighbours somewhat over the last 8 months but whenever the virus is addressed you can expect the parking issues to return. Existing parking regulations for this area make it difficult for city staff to prevent impacts on the adjacent neighbours. There is no policy for occupants of Seton Villa using existing parking spots or visitors parking holus bolus in the neighbourhood impacting the local residents.

The proposed parking for the "new" Seton Villa is approx. 68 units. The proposed extension will be partially for handicapped use. I should not need to remind you that vehicles for handicapped use are larger than the average therefore you can expect the 68 spaces to be reduced when design does not match practicality.

It is also brought to the attention of council that there are presently 52 parking spaces on site (rezoning reference #37/92). You can do the math yourselves but the existing CD identified 52 spaces for the 217 units. The proposal before you indicates 68 spaces for 265 units. The facts are before you as this will be a parking reduction. The neighbourhood can expect an increase in parking related issues on the surrounding streets because of on-site parking reductions.

This is an unacceptable oversight. The ratepayers on the south side of Seton Villa currently absorb the majority of the parking issues from Seton Villa. This can be expected to increase because the proposal indicates that the main entrance to Seton Villa will be on the south side. The overflow parking will spread out onto neighbouring street and additional service vehicle traffic will occur.

No consideration has been given to this issue as identified from the initial CD zoning approvals in 1970 and for every subsequent proposal. This must be addressed.

In addition if the proposal succeeds in some form (hopefully common sense will prevail and it will be rejected) no consideration has been given to impacts from construction activity during the two year construction period. It can be expected that 20 to 40 vehicles will be parked on residential streets during this period directly related to construction. It is easy to say “oh this will be taken into account and addressed” but in reality the surrounding residential neighbourhood will be the recipients of this problem. You cannot hide from it.

AMENDMENT OF EXISTING CD

The subject site although classified and developed as CD is and remains a “spot zone” within a homogeneous single family residential area. The initial development was passed by council members some whom subsequently became directors of Action Line Housing so by intuition they may have had a vested interest in spot zoning the area over the initial objections of the Director of Planning and the local neighborhood.¹

Further development at the site remains a sore point within the community that has reluctantly adjusted to the infringements within the residential zoned area as it now exists.

As identified earlier the original total area for the site is 85,172 sq. ft. as identified in reference #19-32. 31,600 sq. ft. of this area is protected from development because of heritage designation therefor can be considered removed from the total site area in calculating site density.

Previous Council minutes show the development “..was a significant increase to the site’s density despite its location within a homogeneous single-family residential neighbourhood. The protection of the mansion and surrounding

¹ this is a personal opinion but if it walks like a duck, quacks like a duck, etc.

gardens at the time of rezoning was an effort to mitigate the effects of additional density and height to the surrounding residents". The heritage protected area should, as a direct compensation for the past developments, be removed from the developable area therefor reducing future site usage for development density. This will not have any impact on the existing development yet the formula used for any future development should be reduced accordingly as the heritage designation has already been addressed to allow the initial CD zoning. You should not be allowed to double dip.

The Hastings Street Community Plan considered and recommended such usage, as what has been proposed, in a superior area that would invite such a proposal in order to ensure the surrounding area adjacent to the Hastings Street Community Plan remains Family urban.

The neighbourhood has been consistent in its objection to further rezoning of the site to increase its density and impact on the surrounding area.

It is also identified to Council that the proposal before you is in non-compliance with existing CD Zoning requirements as identified under section 700.2

Conditions of Use: namely,

"...the density of such development shall be compatible with abutting land uses and provide a desirable and stable environment in harmony with that of the surrounding area."

IN SUMMARY

The existing CD Zoning was essentially "spot zoning" as it was set within a homogeneous single/two family residential neighbourhood. It was zoned against community objections. The proposal before you does not have the support of the local community and can be considered an extension of the original "spot zoning". Two wrongs do not make a right.

There are many reasons the proposal should be rejected but listed below are a few. The Proposal before you:

1. Will have a direct negative impact on the surrounding residential neighbourhood therefor it is contrary to good planning procedures and policies.
2. Will create additional parking problems for local residents plus there will be additional service vehicle traffic impact on local residents. In addition there is no consideration to the major impact from construction parking and traffic.
3. Does not incorporate correct guidelines to create allowable site density as portions of the site were previously removed from the future site density equation in order to construct the existing 19 story tower. In addition the Proposal does not comply with existing CD Zoning *Conditions of Use*.

There are appropriate areas of the City where such a development is acceptable.

Council should listen to the ratepayers who have brought forward valid reasons for rejection of this proposal.

COUNCIL SHOULD REJECT THIS PROPOSAL.

Jim Kozak
324 Boundary Rd N

From: Mark Kaluk
Sent: December 13, 2020 2:57 PM
To: Clerks
Subject: SETON VILLA REZONING - REF #19-32

Categories: Yellow Category, Public Hearing

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To the Mayor and Council,

I fully support the noted request to build/offer wheelchair-accessible housing for seniors. My Dad has lived at Seton Villa for almost ten years and they have treated him kindly and responsibly the entire time. They are a superb and caring group of people.

Many thanks for your consideration.

Regards,
Mark Kaluk
P2 - 2736 Victoria Drive
Vancouver V5N 4L4

From: Michelle Gould
Sent: December 13, 2020 3:21 PM
To: Clerks
Subject: Seton Villa Ref. Rezoning #19-32

Categories: Yellow Category, Public Hearing

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Re: Seton Villa Retirement Home.

Dear Honourable Mayor and Council,
December, 13th, 2020.

I am writing to you to share our experience of the care home that our father was in.

Many years ago our Aunt, _____ was the head administrator of Seton and this is where we first learned about what a lovely place it was. Our great aunt, _____ was also a resident at Seton and she spent many wonderful years there.

After our mother passed away, our father couldn't care for himself, so we contacted _____ and they made his move into Seton possible.

During the years that he was there we had such happiness. We knew unequivocally that Dad's medical needs were cared for. The staff kept us up to date hourly when needed. They let us know when he needed his medication adjusted and if he needed to go to the hospital.

We knew that his social/emotional needs were cared for—he had many friends who loved him, not to mention the staff _____ and so many others) There were many activities offered to engage and inspire the old folk...to lift their spirits.

While Dad loved the people and the care, the delicious meals were what he raved about daily. What a good job they did of that!

We particularly appreciated how we were made welcome, invited to special dinners and included in festivities. Seton Villa is more, much more, than just a retirement home....
it IS a home.

We debated caring for Dad at home, but he wanted to stay at Seton— not only because of the medical and physical care but mostly because of the wonderful people. Through the years it hasn't changed in that way. It's as though the level of commitment, professionalism and compassion have been passed down through the ages— maybe from _____ and now to _____ and team. Seton still remains, in my mind, the best care home ever.

Now Dad has passed away, during Covid, but not because of Covid, but probably due to the lack of human touch; however we are happy that he spent the last years of his life surrounded by good people and love.

It is without hesitation that our family strongly endorses the expansion of Seton Villa. There would be no better use of public money in our minds.

Thank you for your consideration.

Sincerely,
Michelle Gould.
418 E 22nd, Ave.
Vancouver, B.C.
V5V 1V1

Michelle M. Gould

From: Elisa-Don Wilson
Sent: December 13, 2020 4:28 PM
To: Clerks
Subject: Seton Villa - Rezoning #19-32
Categories: Yellow Category, Public Hearing

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To the Mayor and Council,

I am writing this email regarding Seton Villa Rezoning #19-32. As a Senior in the Community I will be able to benefit from the improvements at Seton Villa.

I fully support the renovations and additions put forth for Seton Villa.

Sincerely,

Elisa Battistin

SETON VILLA EXPANSION PROJECT

We are Barry and Kathryn Arnett who reside at 3746 Yale St., about 300 yards from planned extension. We have lived here for 40 years and our Yale and Trinity St. neighbours in 1980 were not happy with the original Seton Villa project.

- 1 The original Seton Villa location was a mistake. This is a residential area. What's to stop more "Seton Villas" in this area. Zoning should remain noncommercial.
- 2 There would be extreme construction inconvenience on Esmond, Trinity Streets, Trinity laneway and Boundary Road. Currently cars using laneways illegally is a problem and this will certainly increase. The increasing Film Industry use of Overlynn already is disruptive to the noise levels, lighting and neighbourhood road usage.
- 3 Seton Villa already blocks sunlight from many of its neighbours gardens for several hours during the day. Constructing a 4 story addition will result in more sunlight loss
- 4 An elevator to the present building could be added to its exterior.
- 5 There are areas closer to Hastings where a new residence would be more practical and walkable for shopping etc. for seniors.
- 6 There does not appear to be any consideration of how this planned extension would devalue aesthetically the Overlynn property and house, for example, the views from the 2nd floor west side.
7. Traffic to and through this area has greatly increased as commuters avoid Hasting St traffic. The increasing Film Industry contracts which seem almost constant, is a problem for residents who live adjacent to Overlynn and Seton Villa.

Barry & Kathryn Arnett

Dec 13, 2020

A handwritten signature, possibly reading 'Y/I', is located at the bottom center of the page.

Office of the City Clerk
4949 Canada Way
Burnaby, BC
V5G 1M2

December 4, 2020

**Re: Proposed Seton Villa Expansion -
Rezoning Reference #19-32 Seniors' Supportive Housing 3755 McGill Street**

Dear Mayor and Council,

As residents living close to Seton Villa, we have given considerable thought to the proposed expansion for which information has been shared. We have some comments and queries.

**REGARDING MAINTENANCE AND USAGE OF OVERLYNN MANOR
(GIVEN HERITAGE DESIGNATION IN 1995):**

With Seton Villa's expansion application there is no mention of returning it to its heritage state. Changes need to be made such as: removing windows from west facing veranda, removing flat roof addition to the south / replacing with a replica of original solarium and removing aluminum soffits. Will the city require this?

Will there be a permanent use for Overlynn attached to Seton's expansion project so it's not used as a movie set causing parking issues further to the four or more Seton staff who regularly park over 3 hours in front of neighbourhood homes? (This may need the City to relax the interior heritage designation for the interior finishes and gardens.)

This historical mansion from before 1912 is in a dilapidated sense of disrepair. Peeling paint, broken windows, rot in numerous places and fading paint is what is left of this beautiful home. How many millions have they received from the movie industry in the past 10 years for the rental of the property? Zero dollars have been put back into the building's preservation. This is a total disgrace and a clear sign that the Seton Villa Society has no care or interest in the history or preservation of the home or neighbourhood. As well, this proposed building will take away the heritage surroundings of the building and will block the once spectacular view with that of a cement wall.

REGARDING UPGRADES TO THE SOUTH SIDE OF TRINITY STREET:

For the safety of residents and visitors, we feel new curb, gutter, redesign of grades and a sidewalk along the entire south side of Trinity Street (from Esmond Ave to N. Boundary Road) should be mandatory. Through discussion with a consultant we learned that a lot of grading at considerable expense will be needed to meet the requirement of a 2% grade from the property lines to the top of a concrete curb (about 4 inches) and a step to the blacktop of 8 inches with total 12 inch drop from property line to start of blacktop. Is such upgrading included in Seton Villa's rezoning application?

1/2

REGARDING DELIVERY OF SUPPLIES AND PICK-UP OF GARBAGE / RECYCLING

Currently food suppliers and garbage / recycling trucks use the lane between 414 and 420 N. Boundary Road which is not without problems. It has been the practice of Sysco's tractor trailer trucks to back up the lane to the loading bay blocking passage from garage to laneway for residents of 3726 Trinity Street.

Making the turn on and off N. Boundary Road has been challenging for drivers especially when vehicles parked on N. Boundary Road are too close to the lane. After observing a struggling driver clip the edge of a Seton Villa worker's car a neighbour had the city install parking restriction signs to provide more room for drivers to make this turn. Additionally after boulevards were re-turfed and the let down from the laneway was redone, a truck turning into the lane left a deep tire track on the boulevard necessitating widening of the let down.

We wonder if having a delivery truck sitting in a public laneway while unloading meets city bylaws?

Should the truck not be on Seton Villa's property while unloading?

We also wonder if having delivery and garbage / recycling trucks use the laneway meets city bylaws?

Owners
424 North Boundary Road
Burnaby, BC
V5K 3T1