



ADVISORY DESIGN PANEL

WEDNESDAY, JANUARY 15, 2025 AT 7:00 PM

**Council Chambers
Langley City Hall
(In-Person Meeting)**

A G E N D A

1) AGENDA

Adoption of the January 15, 2025 agenda.

2) MINUTES

Adoption of minutes from the December 11, 2024 meeting.

3) ADVISORY DESIGN PANEL INTRODUCTION & ORIENTATION

Welcome and brief orientation and review of ADP Terms of Reference.

**4) DEVELOPMENT PERMIT APPLICATION DP 09-24
ZONING BYLAW AMENDMENT APPLICATION RZ 08-24**

5080 & 5096 208 Street.

5) NEXT MEETING

January 29, 2025.

6) ADJOURNMENT



**MINUTES OF THE
ADVISORY DESIGN PANEL**

**HELD IN CKF ROOM,
LANGLEY CITY HALL**

**WEDNESDAY, DECEMBER 11, 2024
AT 7:03 PM**

Present: Councillor Paul Albrecht (Chair)
Councillor Mike Solyom (Co-Chair) (7:35 pm)
Mayor Nathan Pachal
Jaswinder Gabri
Matt Hassett
Leslie Koole
Tony Osborn
Ritti Suvilai

Absent: Blair Arbuthnot
Dammy Ogunseitan
Ella van Enter

Staff: C. Johannsen, Director of Development Services
K. Kenney, Corporate Officer
A. Metalnikov, Planner

Chair Albrecht began by acknowledging that the land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

1) AGENDA

Adoption of the December 11, 2024 agenda.

It was MOVED and SECONDED

THAT the agenda for the December 11, 2024 Advisory Design Panel be approved as amended to reorder the agenda to move Item 3 to the last item on the agenda.

CARRIED

2) **MINUTES**

Adoption of minutes from the November 6, 2024 meeting.

It was MOVED and SECONDED

THAT the minutes of the November 6, 2024 Advisory Design Panel meeting be approved as circulated.

CARRIED

3) **DEVELOPMENT PERMIT APPLICATION DP 15-23** **ZONING BYLAW AMENDMENT APPLICATION RZ 14-23**

6-storey, 70-unit apartment development at 20239-20249 54A Avenue.

Mr. Metalnikov spoke to the staff report dated December 2, 2024 providing information on the proposed development.

Staff responded to questions from Panel members regarding:

- Whether there was a required minimum size for balconies;
- Whether the lane dedication completes the lane to allow access in all directions.

The Applicant team entered the meeting:

- Joe Varing, owner
- David Stoyko, landscape architect, David Stoyko Landscape Architect
- Manika Grover, architect, ParaMorph Architecture Inc.
- Aman Sandhu, architectural graduate, ParaMorph Architecture Inc.

Ms. Grover provided a PowerPoint presentation on the proposed development, providing information on the following:

- Project summary;
- Streetscapes;
- Site Plan;
- Shadow Study and circulation;
- Parkade LVL 1;
- Floor plan;
- Perspectives.

Mr. Stoyko highlighted information on the landscape plan, providing information on the following:

- Concept plan - ground level;
- Concept plan – roof level;
- Plant Palette.

The applicant team responded to questions from Panel members regarding the following:

- Grade difference between lane access and surface visitor parking;
- Use of privacy fencing to separate resident parking from visitor parking;
- Height of parkade to accommodate loading bay and garbage room;
- Provision of garbage staging area;
- Location of visitor parking spaces;
- Difference in size of two balconies;
- How sunlight reaches rooftop community garden plots;
- Height of trees on rooftop perimeter;
- Colour of landscaping in front;
- Provision of electrical outlets for e-bikes;
- Type of HVAC for units;
- Internal access to garbage room;
- EV plugs and pre-ducting for electric vehicles;
- Reflective roof treatment.

Panel members provided feedback on the form and character of the development and discussion took place regarding the following:

- Reconfiguring living spaces to face street;
- Enlarging balconies where possible;
- Reconfiguring bedrooms in corner unit in order to have two unit entries facing sidewalk;
- Reconfiguring roof adjacent to 2nd floor balcony;
- Doubling or tripling entry stair; lowering height of intermediate landing;
- Providing more direct access from accessible parking spaces to parkade elevator;
- Providing more creative delineation of various spaces on rooftop;
- Remove ensuite door in units that have two doors accessing bathroom;
- Reconfiguring bike storage and unit storage areas for better bike maneuverability;
- Having extra sound panel in units adjacent to amenity rooms;
- Creating more visual interest in back entrance with design of columns;

Councillor Solyom entered the meeting.

- Breaking up big pillar look of façade located on one side of building;
- Moving bike racks from street onto podium level; ensuring style of bike rack is practical and lockable;
- Providing some cover along walkway to Garbage Room;
- Equipping adaptable units with appliances that are reachable from a wheelchair and providing larger door widths in bathroom for wheelchair access;
- Putting heavy duty door on garbage room;
- Including a pergola on rooftop amenity space;

- Ensuring stairways and entrances are well lit;
- Using Canada Post recommended hardware for postal service;
- Breaking up brightness on the posts at rear entrance with partial brick.

The applicant team left the meeting.

It was MOVED and SECONDED
THAT:

The ADP receive the staff report dated December 2, 2024 for information; and
The ADP recommends the applicant give further consideration to the following
prior to the application proceeding to Council:

- a. Explore configuring all surface parking spaces to be accessed from the internal aisle;
- b. Enlarge balconies where possible;
- c. Consider reconfiguring unit floor plans to face common areas (i.e. living rooms) to the front lot line vs. the side lot line (e.g. southwest corner units);
- d. Provide more design interest to the garbage building, especially to its roof (e.g. relationship to adjacent 2nd floor balcony);
- e. Consider the feasibility of widening the exterior stairway to the main entrance;
- f. Review the configuration of the parkade elevator vestibule to improve access from accessible parking spaces;
- g. Provide more delineation between different activity areas on the rooftop patio, including adding an overhead shade structure and considering a barbecue area;
- h. Review usability of two-doored washrooms in 2-bedroom units;
- i. Look for opportunities to make the bicycle and storage rooms more efficient, to create more storage rooms and/or improve bicycle maneuverability;
- j. Consider additional sound attenuation between amenity rooms and adjacent units;
- k. Review the rear entrance area for design interest and contrast (e.g. brick column treatment);
- l. Break up and add more variety to the façade of the west-facing wall near the northwest corner;
- m. Raise the front visitor bike rack onto the podium level and ensure the rack model is convenient and secure;
- n. Explore weather protection over the rear path to the lane;
- o. Use a heavy-duty door into the garbage building;

- p. Reconfigure the garbage room to provide access from within the aisle;
- q. Ensure adequate lighting at entrances and stairways;
- r. Incorporate Canada Post-recommended hardware;
- s. Confirm that the adaptable units have adequate door widths and include side-by-side washers/dryers where possible.

CARRIED

4) NEXT MEETING

Depending on availability of members, staff proposed having two meetings in January on the 15th and 29th.

5) PANEL MEMBERSHIP PHOTO

Photo was taken.

6) ADJOURNMENT

It was MOVED and SECONDED

THAT the meeting adjourn at 7:56 pm.

CARRIED



ADVISORY DESIGN PANEL CHAIR



CORPORATE OFFICER



ADVISORY DESIGN PANEL REPORT

To: **Advisory Design Panel**

Subject: **Development Permit Application DP 09-24
Rezoning Application RZ 08-24
(5080 & 5096 208 Street)**

From: **Anton Metalnikov, RPP, MCIP
Planner**

File #: 6620.00

Bylaw #: 3304

Doc #:

Date: January 6, 2025

RECOMMENDATION:

THAT this report be received for information.

1. PROPOSAL:

Development Permit and rezoning applications for a 10-unit townhome development. This proposal would be an expansion of a previously submitted application for a 26-unit townhome development ("Phase 1") at 5030-5064 208 Street & 20845 50A Avenue, which received Third Reading on May 27, 2024.

2. CITY BYLAWS & POLICIES:

Applying to the subject properties:

- a. **Official Community Plan (OCP):** Ground Oriented Residential (townhome and plex-home development); and
- b. **Zoning:** RS1 Single Family Residential.

The proposed development:

- a. Is consistent with the OCP (townhome development); and
- b. Includes a rezoning to CD107 Comprehensive Development Zone to enable the proposed development in alignment with the OCP, due to the absence of a standard zone accommodating the Ground Oriented Residential OCP designation in the current Zoning Bylaw.

3. DETAILED BACKGROUND INFORMATION

Applicant:	Knightridge Development Ltd
Owners:	Charanjit Kandola, Ranjit Kandola, & Lyle Dieno
Civic Addresses:	5080 & 5096 208 Street
Legal Description:	Lot B Except: Parcel G (Bylaw Plan 68226) & Lot "C" Except: Parcel H (Bylaw Plan 68226), District Lot 312, Group 2, New Westminster District, Plan 12881
Site Area:	1,367 m ² (0.34 acres)
Number of Units:	10 townhomes (36 townhomes total with Phase 1)
Gross Floor Area:	1,531.80 m ² (16,488.18 ft ²)
Floor Area Ratio:	1.121
Lot Coverage:	44%
Total Parking Required:	22 spaces (79 spaces total with Phase 1, including 7 visitor and 2 accessible spaces)
Parking Provided:	22 spaces (80 spaces total with Phase 1, including 8 visitor and 2 accessible spaces)
OCP Designation:	Ground Oriented Residential
Existing Zoning:	RS1 Single Family Residential
Proposed Zoning:	CD107 Comprehensive Development
Variances Requested:	N/A
Estimated Development Cost Charges (DCCs):	\$292,532.00 (City - \$108,212.00, GVS&DD - \$77,264.00, GVWD - \$76,486.00, MV Parks - \$3,438.00, SD35 - \$7,000.00, TransLink - \$20,132.00)
Community Amenity Contributions (CACs):	\$40,000.00

4. SITE CONTEXT (5080 & 5096 208 Street)

The proposed development site consists of two single-detached properties. Its surroundings include:

- **North:** Single-detached homes (Ground Oriented Residential OCP);
- **East:** Nicholas Park;
- **South:** Single-detached homes (Phase 1 townhome application); and
- **West:** 208 Street (arterial) and single-detached homes (Ground Oriented Residential OCP).

The site is located in a distinctly residential area but has convenient walking connections to key amenities including:

- Nicholas Park (directly adjacent);
- 560 bus line (few-minutes' walk); and
- Blacklock Fine Arts Elementary School (10-minute walk).



Context Map

5. PROPOSED SITE AND BUILDING DESIGN

A. Site Layout and Building Massing

The subject proposal has been submitted by the same applicant as the neighbouring 26-unit townhome application to the south after the applicant was able to acquire the subject two properties more recently. Should both applications be approved, they would be combined into a unified 36-unit development. This enables certain features and amenities such as visitor parking and outdoor amenity space to be shared between both phases and efficiencies to be realized. Accordingly, minor adjustments to the “Phase 1” layout are proposed to be made. These adjustments will be included in an updated set of plans when the Phase 1 application returns to Council for consideration of final reading.

The proposed development includes the extension of Phase 1’s central private lane through to the north property line, to allow it to be extended to 51 Avenue as part of any future development of the neighbouring properties, with cross access easements required on both sites. In the interim, this dead end will be managed through a turnaround pad, which will

ultimately be replaced with an additional visitor parking space when the lane connects through. As an extension of the Phase 1 application, this will allow the turnaround pad originally shown in the Phase 1 design to be converted to visitor parking.

A townhome block is proposed on each side of the internal lane, continuing the same siting and setback pattern from Phase 1. The site's shallow dimensions result in shallower townhome blocks and all units having side-by-side double garages. Two pedestrian paths would be added to enhance access between the development and 208 Street.

B. Building Elevations and Materials

The proposed design continues the same style and palette of colours and materials as the Phase 1 application, with an emphasis on off-white tones and visual interest being provided primarily through texture. This includes the use of brick on the ground floor, fibre cement board and batten on the upper two floors, and horizontal fibre cement board plank siding on all levels. Darker doors, awnings, and picket railings add contrast.

C. Landscaping

Landscaping consists of a variety of shrubs, grasses, and perennials interspersed throughout the site that frame edges and corners, delineate private patios and yards, and break up the internal lane. Eight trees are proposed within the larger planted areas. A variety of hardscape surface treatments are incorporated to demarcate different features, including permeable herringbone concrete unit pavers within the visitor parking and turnaround spaces. Dark sky certified bollard lights highlight walking paths and parking spaces.

All proposed fencing is metal, including solid taller fencing along the north shared property line for privacy and picket fencing along the park, and shorter fencing along the 208 Street frontage.

D. Townhome & Plex-Home Best Practices Guide Compliance

- No balconies facing neighbouring Suburban (OCP) properties;
- Using peaked roofs;
- Upgrading the street frontage with a new sidewalk, bike path, and treed boulevard;
- Providing an additional visitor parking space above the requirement. When the internal lane is extended to the north, the current turnaround

pad would be converted to another visitor parking space and put the development two spaces above the requirement;

- Providing new, durable, metal fencing along property lines shared with the neighbouring single-detached property; and
- Planting one new tree per unit on site.

6. SUSTAINABILITY FEATURES

- Lighting systems meeting dark skies light pollution reduction principles;
- Non-water dependent and drought-tolerant plantings;
- 3 garages with Level II electric vehicle (EV chargers).

7. CPTED

The applicant's proposal benefited from a comprehensive Crime Prevention Through Environmental Design (CPTED) review by a qualified consultant whose recommendations were incorporated into the plans.

8. VARIANCES

No variances are required for this application.

9. ENGINEERING

Additional design changes may be required upon further investigation, site inspections and receipt of other supporting reports and documents.

All work to be done to the City of Langley's Design Criteria Manual (DCM), and the City's Subdivision and Development Servicing Bylaw (SDSB).

Per the City's DCM requirement, the developer and their consulting engineer shall submit to the City Engineer a signed and sealed copy of Form F-1 (Commitment by Owner and Consulting Engineer) prior to starting their design works.

Per the City's Watercourse Protection Bylaw No. 3152, the developer's consulting engineer shall submit to the City Engineer a signed and sealed copy of Form F-1 (Confirmation of Commitment by Qualified Environmental Professional - QEP) prior to starting their site monitoring works.

These requirements have been issued to reflect the application for development for a proposed **36-Unit Townhome Development located at 5030-5096 208 St; 20845 50A.**

These requirements may be subject to change upon receipt of a development application.

The City's Zoning Bylaw, 1996, #2100 has requirements concerning landscaping for buffer zonings, parking and loading areas, and garbage and recycling containers, all of which applies to this design.

A) The Developer is responsible for the following work which shall be designed by a Professional Engineer:

- I. A Qualified Environmental Professional (QEP) must be engaged to implement erosion and sediment control in accordance with the City of Langley Watercourse Protection Bylaw #3152, as amended.
- II. A storm water management plan for the site is required. Rainwater management measures used on site shall limit the release rate to pre-development levels to mitigate flooding and environmental impacts as detailed in the City's DCM. All calculations shall be based the City' DCM with 20% added to the calculated results to account for climate change. A safety factor of 20% shall be added to the calculated storage volume. Pre-development release rates shall not include climate change effect.
- III. All existing services shall be capped at the main by the City, at the Developer's expense prior to applying for a demolition permit.
- IV. New water, sanitary and storm sewer service connections are required. All pertinent pipe design calculations shall be submitted in spreadsheet format and shall include all formulas for review by the City. The Developer's engineer will determine the appropriate main tie-in locations and size the connections for the necessary capacity.
- V. At the Developer's expense, the capacity of the existing water and sanitary sewer mains shall be assessed through hydraulic modeling performed by the City's standing hydraulic modeling consultant per DCM 3.8 and 6.5.
 - a. Any upgrade requirement for either sanitary or water mains not covered under the City's DCC bylaw shall be designed and installed by the Developer at the Developer's expense.
 - b. At the Developer's expense, the City's standing hydraulic modeling consultant shall conduct a fire hydrant flow test to be used in the City's water modeling to determine if the existing water network is adequate for fire flows (based on architectural data supplied by the Developer's Architect). Upgrading of the existing watermain(s) may be necessary to achieve the necessary pressure and flows to conform to Fire Underwriters Survey (FUS) "Water Supply for a Public Fire Protection, a Guide to Recommended Practice, 1995."
- VI. Additional C71P fire hydrants may be required to meet bylaw and firefighting requirements. Hydrant locations must be per DCM Section 3.10 and approved by the City Engineer and the City of Langley Fire Rescue Service.

- VII. A 4m corner truncation will be required at the south-west property corner.
- VIII. At the Developer's expense, a Traffic Impact Assessment (TIA) will be completed per the DCM Section 8.21. The proposed development plan and statistics, once ready, should be forwarded to the City Engineer to develop the scope of this traffic study. TIA reports must be approved by the City Engineer prior to taking the application to Council. The TIA completion timing must be:
 - a. *For OCP Amendment / Rezoning Applications:* Prior to Council's first and second readings; and
 - b. *For Development Permits (DP):* Prior to Council consideration of the application.
- IX. The scope and extent of the off-site works be determined in part from the TIA. Infrastructure upgrades, in accordance with the City's DCM will be required on all fronting roads, including but not limited to sidewalk, barrier curb, street lighting, complete with boulevard trees and a planting strip.
- X. Vehicles egressing from 50A Ave. onto 208 St. shall be limited to right-out movement only by means of extending the existing median on 208 St.
- XI. The condition of the existing pavement along the proposed project's frontages shall be assessed by a geotechnical engineer. Pavements shall be adequate for an expected road life of 20 years under the expected traffic conditions for the class of road. Road construction and asphalt overlay designs shall be based on the analysis of the results of Benkelman Beam tests and test holes carried out on the existing road which is to be upgraded. If the pavement is inadequate, it shall be remediated by the Developer, at the Developer's expense.
- XII. The site layout shall be reviewed by a qualified Professional Engineer to ensure that the parking layout, vehicle circulation, turning paths and access design meet applicable standards and sightline requirements, including setbacks from property lines. Appropriate turning templates should be used to prove parking stalls, loading areas and drive aisles are accessible by service vehicles. Refer to DCM Section 8. The design shall be adequate for MSU trucks as the design vehicle.
- XIII. Existing street lighting along the entire project frontage shall be analyzed (excluding any BC Hydro lease lights) by a qualified electrical consultant to ensure street lighting and lighting levels meet the criteria outlined in DCM 9.0. Any required street lighting upgrades, relocation, and/or replacement shall be done by the Developer at the Developer's expense. Any existing BC Hydro lease-lights to be removed and disposed of off-site.
- XIV. An analysis of the existing x-walks on 208 St. both north and south of the project for upgrading requirements will be required. The developer will submit a portion of the upgrade cost based on the number of future development who will benefit from the upgrades; amount TBD.
- XV. Eliminate the existing overhead BC Hydro/telecommunication infrastructure along the development's 208 St. project frontage by replacing with

underground infrastructure. If third party utilities are unwilling to underground (in writing), then preducting for future undergrounding is a minimum requirement with a C-I-L contribution for future undergrounding of cable & pole removal.

- XVI. A dedicated on-site loading zone shall be provided by the developer. The design shall be adequate for MSU trucks as the design vehicle.

B) The Developer is required to deposit the following bonding and fees:

- I. The City will require a Security Deposit based on the estimated construction costs of installing civil works, as approved by the City Engineer.
- II. The City will require inspection and administration fees in accordance to the Subdivision Bylaw based on a percentage of the estimated construction costs, as per the City's Subdivision and Development Servicing Bylaw 2021 #3126.
- III. A deposit for a storm, sanitary and water services is required, which will be determined by City staff after detailed civil engineering drawings are submitted, sealed by a Professional Engineer.
- IV. The City will require a \$40,000 bond for the installation of a water meter to current City standards as per the DCM.
- V. A signed and sealed pavement cut form (Form F-2 of the City's DCM) shall be completed by the developer's consulting engineer. Upon the review and approval of the City Engineer of the submitted form, the corresponding Permanent pavement cut reinstatement and degradation fees shall be paid by the Developer.

NOTE: Deposits for utility services or connections are estimates only. The actual cost incurred for the work will be charged. The City will provide the developer with an estimate of connections costs, and the Developer will declare in writing that the estimate is acceptable.

C) The Developer is required to adhere to the following conditions:

- I. Developer's Consulting Engineer shall perform their periodic Field Reviews, As required by EGBC, and send a copy of the Review to the City Engineer within a week of completion of each Review
- II. Unless otherwise specified by the City Engineer, all engineering works shall be designed based on the City's DCM specifications in accordance with the City's Subdivision and Development Servicing Bylaw 2021, No. 3126
- III. Undergrounding of hydro, telecommunication to the development site is required, complete with underground or at-grade transformer
- IV. Transformers servicing developments are to be located on private property with maintenance access located on private property. All transformers to be wrapped upon installation by the Developer.

- V. All survey costs and registration of documents with the Land Titles Office are the responsibility of the developer/owner. Please refer to the City's Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details.
- VI. A water meter is required to be installed on private property, preferably in the mechanical room, in accordance to the City's DCM standards at the Developer's cost.
- VII. An approved backflow prevention assembly must be installed on the domestic water connection immediately upon entering the building to provide premise isolation.
- VIII. A Stormceptor or equivalent oil separator is required to treat site surface drainage.
- IX. A complete set of record drawings (as-built) of off-site works, service record cards and a completed tangible capital asset form (TCA) all sealed by a Professional Engineer shall be submitted to the City within 60 days of the substantial completion date. Digital drawing files in .pdf and .dwg formats shall also be submitted. All the drawing submissions shall:
 - a. Use City's General Note Sheet and Title Block; and
 - b. Closely follow the format and sequence outlined in the City's DCM that will be provided to the Developer's Consulting Engineer.
- X. The selection, location and spacing of street trees and landscaping are subject to the approval of the City Engineer. Please refer to the City's DCM for more details.
- XI. Stormwater run-off generated on the site shall not impact adjacent properties, or roadways.
- XII. Garbage and recycling enclosures shall accommodate on the site and be designed to meet Metro Vancouver's "Technical Specifications for Recycling and Garbage Amenities in Multi-family and Commercial Developments - June 2015 Update." Please refer to the City's Subdivision and Development Servicing Bylaw 2021, No. 3126 for more details.

10. FIRE DEPARTMENT COMMENTS

Fire department access for the whole project was reviewed to ensure adequate access was in place for apparatus and firefighters. Laneway design to the east of the project must be designed in such a way that it will be able to extend through to 51 Ave to the north in future. A construction fire safety plan shall be completed. A FD lock box (Knox box) will be required before occupancy.

11. BUDGET IMPLICATIONS

In accordance with Development Cost Charges Bylaw, 2024, No. 3256 and the City's Amenity Contributions Policy, the proposed development is estimated to contribute the following to the City:

- **Development Cost Charges (DCCs):** \$108,212.00
- **Community Amenity Contributions (CACs):** \$40,000.00

Prepared by:



Anton Metalnikov, RPP, MCIP
Planner

Concurrence:



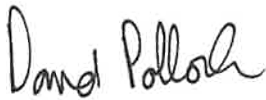
Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Concurrence:



David Pollock, P.Eng.
Director of Engineering, Parks,
& Environment

Concurrence:



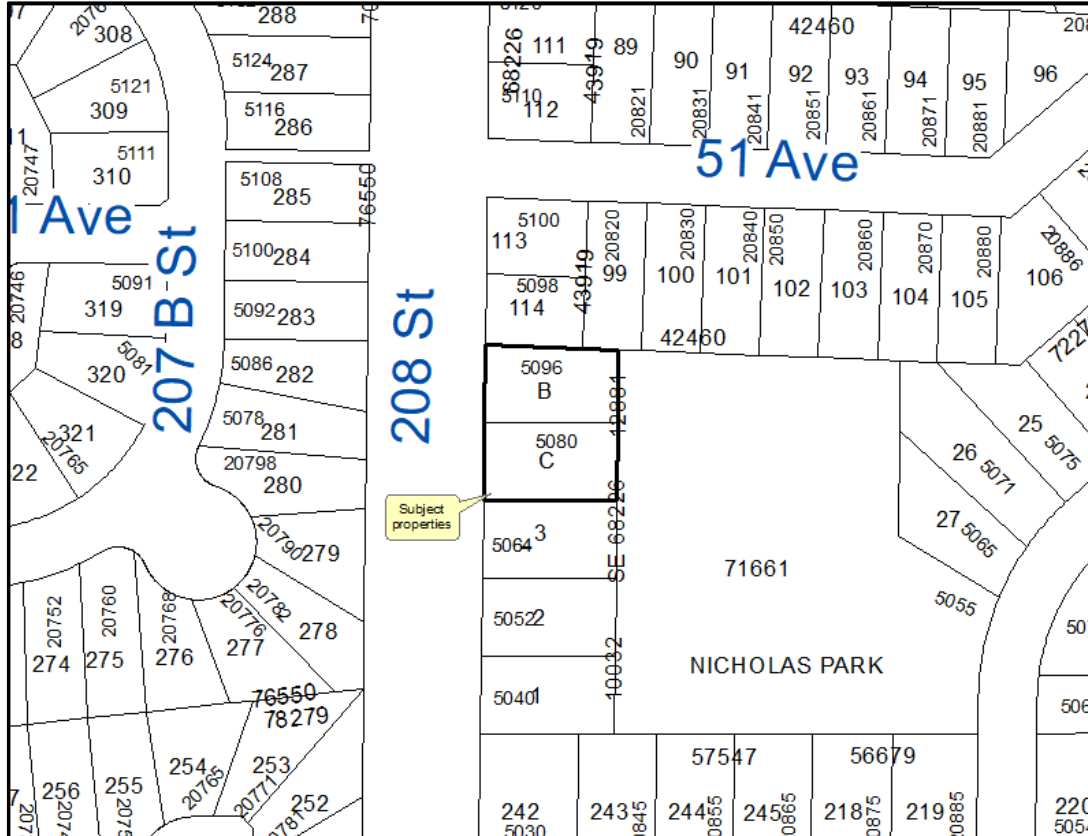
Scott Kennedy
Fire Chief

Attachments



DEVELOPMENT PERMIT APPLICATION DP 09-24 REZONING APPLICATION RZ 08-24

Civic Addresses: 5080 & 5096 208 Street
Legal Description: Lot B Except: Parcel G (Bylaw Plan 68226) & Lot "C" Except: Parcel H (Bylaw Plan 68226), District Lot 312, Group 2, New Westminster District, Plan 12881
Applicant: Knightridge Development Ltd
Owners: Charanjit Kandola, Ranjit Kandola, & Lyle Dieno



10 UNITS TOWNHOMES

5086,5090 208 ST, LANGLEY, BC

DRAWING INDEX

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CIVIC ADDRESS

5086, 5090 208 st,
LANGLEY, BC

CONSULTANTS

ARCHITECTURAL:

COMPANY: FLAT ARCHITECTURE INC.
ADDRESS: 6321 King George Blvd, Surrey, BC, V3X 1G1
CONTACT: Arch. RAJINDER WARRAICH (principal)
TEL: (604) 445-8124
EMAIL: rajinder@flatarchitecture.ca

CIVIL:

COMPANY: CENTRAS ENGINEERING Ltd.
ADDRESS: 306-2630 Croydon Drive, Surrey, BC V3Z 6T3
CONTACT: AMAN GREWAL
TEL: (778) 879-7602
EMAIL: aman@centras.ca

LANDSCAPE:

COMPANY: PMG LANDSCAPE ARCHITECTS Ltd.
ADDRESS: C100 4185 Still Creek Dr. Burnaby, BC, V5C 6G9
CONTACT: MARY CHAN- YIP
TEL: (604) 294-0011
EMAIL: mary@pmglandscape.com

ARBORIST:

COMPANY: MIKE FADUM & ASSOCIATES
ADDRESS: 105-8277 129, SURREY, BC, V3W 0A6
CONTACT: MIKE FADUM
TEL: (778) 593 0300
EMAIL: mfadum@fadum.ca



FLAT.
ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

Ph: 604-503-4484



PROJECT INFO:
10 Units Townhouse Development at,
5086 and 5090 208 Street,
Langley, BC
CLIENT: Jaspreet Dayal

DATE
14-Feb-24
PROJECT NO:
23-210

SCALE: NTS
DRAWN BY: R.W

REV	DESCRIPTION	BY	DATE

COVER SHEET

A 0.0

SITE STATISTICS			
CIVIC ADDRESS:		5086 and 5090 208 St, Langley,BC	
LEGAL DESCRIPTION			
ZONING		CD	
OCP		MULTIPLE RESIDENTIAL	
GROSS / NET SITE AREA: (PHASE 2)	14,711.89 ft2 = 1366.78 m2	0.34 AC	
OVERALL GROSS / NET SITE AREA: (PHASE 1 AND 2)	53509.39 ft2 = 4971.18 m2	1.22 AC	
DENISTY			
FAR (PHASE 2)	1.12		
LOT COVERAGE			
LOT COVERAGE	ALLOWED	45%	
LOT COVERAGE (PHASE 2)		44%	
OVERALL LOT COVERAGE (PHASE 1 & PHASE 2)		43%	
OFF STREET PARKING			
OVERALL PHASE 1 AND PHASE 2	REQUIRED	PROVIDED	
	36 X 2 = 72 SPACES	72 SPACES	
PHASE 2	10 X 2 = 20 SPACES	20 SPACES	
VISITORS PARKING			
OVERALL PHASE 1 AND PHASE 2	REQUIRED	36 X .2 = 8 SPACES	
	PROVIDED	8 SPACES	
PHASE 2	REQUIRED	10 X .2 = 2 SPACES	
	PROVIDED	2 SPACES	
H/C PARKING			
OVERALL PHASE 1 AND PHASE 2	REQUIRED	5% X 8 = 1 SPACE	
	PROVIDED	2 SPACE	

OVERALL AREA EXCLUDING GARAGE	AREA IN ftS	NUMBER OF UNITS	NUMBER OF UNITS
TYPE A	1498.3	9	13484.7
TYPE A 1	1533.29	9	13799.61
TYPE A2	1736.2	3	5208.6
TYPE B	1709.74	8	13677.92
TYPE B1	1855.07	2	3710.14
TYPE B2	1921.48	2	3842.96
TYPE C1	1363.22	1	1363.22
TYPE C2	1540.8	1	1540.8
TYPE C3	1769.36	1	1769.36
	TOTAL	36	52917.81

TOTAL AREA FOR PHASE 2	AREA IN ft2	NUMBER OF UNITS	NUMBER OF UNITS
TYPE A	1498.3	2	2996.6
TYPE A 1	1533.29	2	3066.58
TYPE B2	1745.44	2	3490.88
TYPE B	1733.53	4	6934.12
	TOTAL	10	16488.18

GENERAL INFORMATION PER SENTENCE 2.2.2.1. (3)
NOTE: BUILDING AREAS ARE CALCULATED AS PER THE DEFINITION OF BUILDING AREA" SENTENCE 1.4.1.2.(1) OF THE B.C.B.C. (2018 EDITION)

- BUILDING #8 (A1,B)
- a) BUILDING DESIGN UNDER B.C.B.C. 2024 EDIIION

b) APPLICABLE UNDER PART 9

c) MAJOR OCCUPANCY: RESIDENTIAL; GROUP C
ARTICLE 1.3.3.3.(1)
SPRINKLERED

d) BUILDING AREA: 3,278.22 SQF (304.55 SQM)

e) STREETS: FACES 1 STREET

f) ACCESSIBLE ENTRANCES: N/A

g) ACCESSIBLE FACILITY: N/A

- BUILDING #9 (A1,A2,A)
- a) BUILDING DESIGN UNDER B.C.B.C. 2024 EDIIION

b) APPLICABLE UNDER PART 9

c) MAJOR OCCUPANCY: RESIDENTIAL; GROUP C
ARTICLE 1.3.3.3.(1)
SPRINKLERED

d) BUILDING AREA: 3,069.14 SQF (285.13 SQM)

e) STREETS: FACES 2 STREET

f) ACCESSIBLE ENTRANCES: N/A

g) ACCESSIBLE FACILITY: N/A



FLAT ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

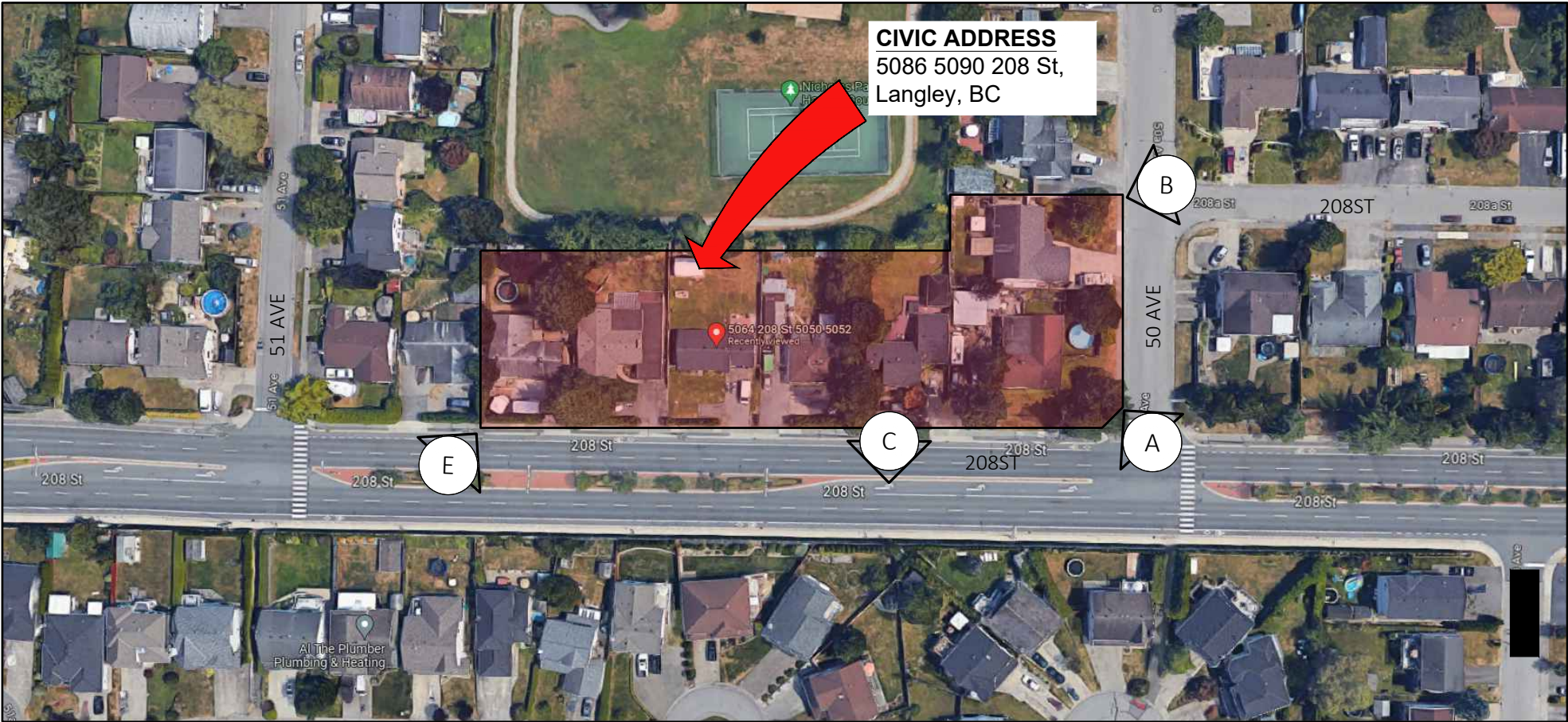
Ph: 604-503-4484

PROJECT INFO:

10 Units Townhouse Development at,
5086 and 5090 208 Street,
Langley, BC
CLIENT: Jaspreet Dayal



DATE 14-Feb-24									
PROJECT NO: 23-210									
SCALE: NTS					DRAWN BY: R.W				
								DATE	
								BY	
								DESCRIPTION	
								REV	



2 SITE LOCATION
NTS



2 View E
NTS

SITE CONTEXT:

The proposed development is on the intersection of 50Ave and 208St. The proposed development is consolidated with 6 existing lots.

The overall site dimensions are approx. about 34.4m on 50Ave. side and 129.7m on 208St. The topography is sloping to the north-west corner, highest point on site towards south-east corner.

THE PROJECT:

The proposed project consists of 3-storey 9 buildings (36 units in total).

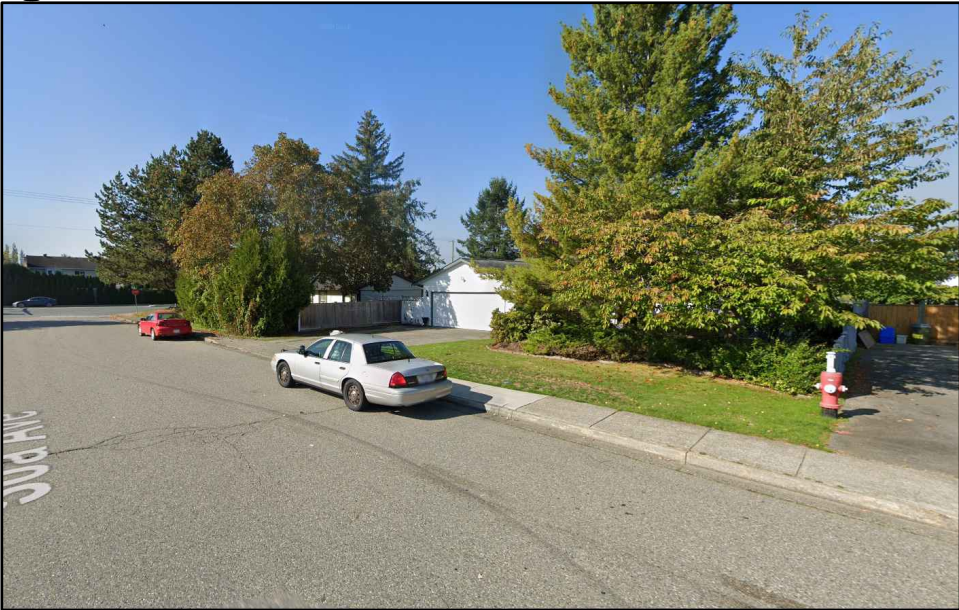
All 9 Buildings have double car garage



2 View D
NTS



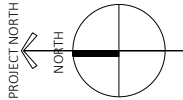
2 View A
NTS



2 View B
NTS



2 View C
NTS



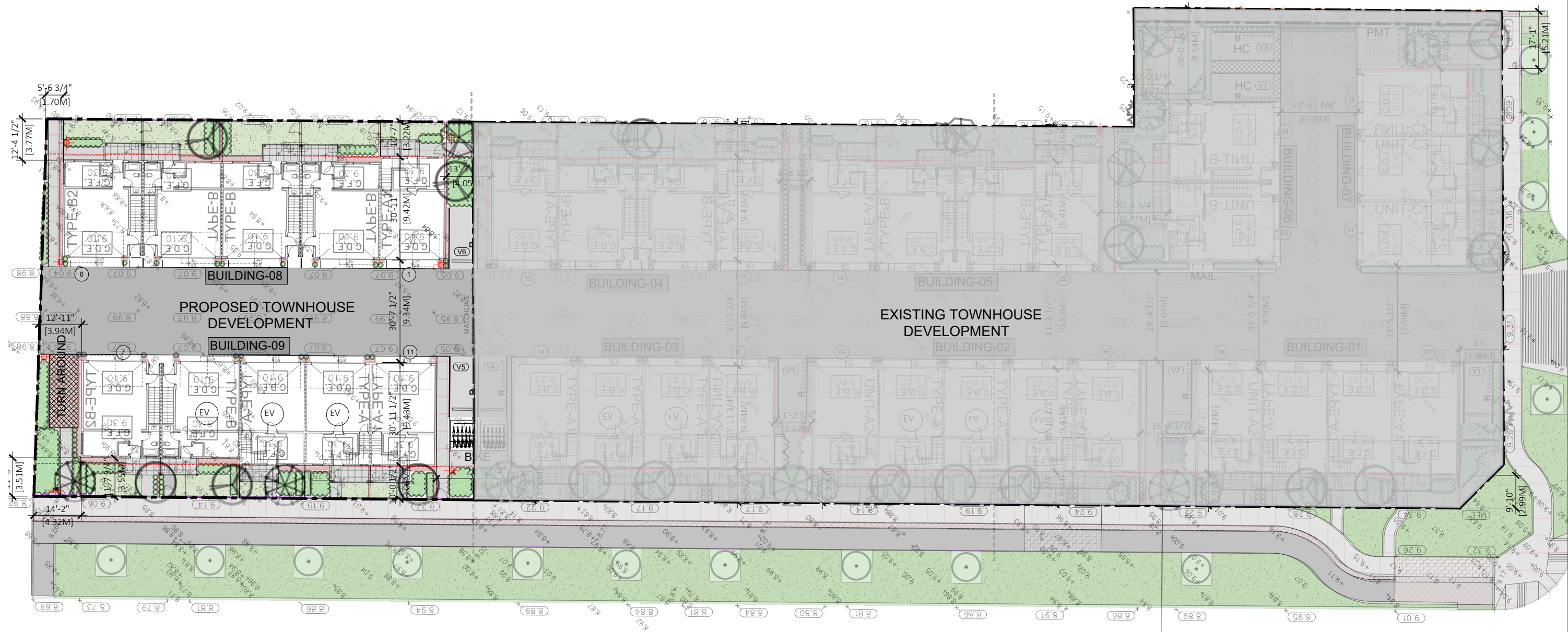
PROJECT INFO:
10 Units Townhouse Development at,
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CLIENT: Jaspreet Dayal

DATE
14-Feb-24
PROJECT NO:
23-210

SCALE: NTS
DRAWN BY: R.W

REV	DESCRIPTION	BY	DATE

SITE CONTEXT



1 OVERALL SITE PLAN
SCALE 1"=30'-0"



PROJECT INFO:
5080, 5096 208 St
Langley, BC

CLIENT:
Jaspreet Dayal

DATE
14-Feb-24

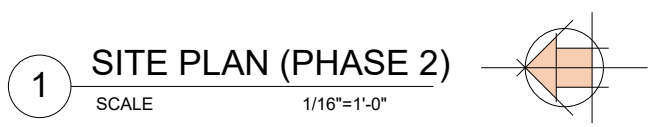
PROJECT NO:
23-210

SCALE:
R.W

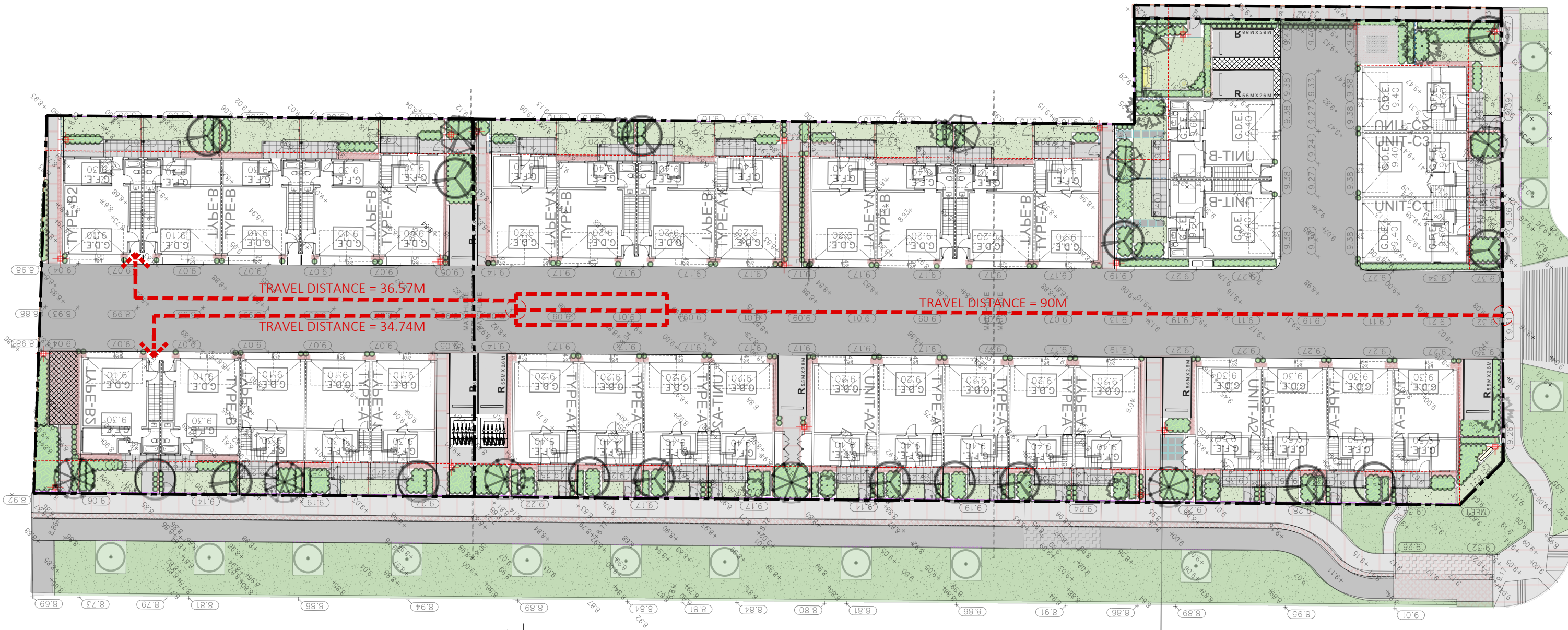
DRAWN BY:

REV	DESCRIPTION	BY	DATE

OVERALL
SITE PLAN





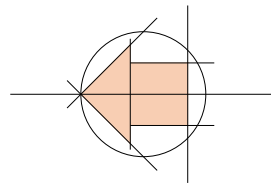


1

FIRE ACCESS PLAN

SCALE

1"=30'-0"

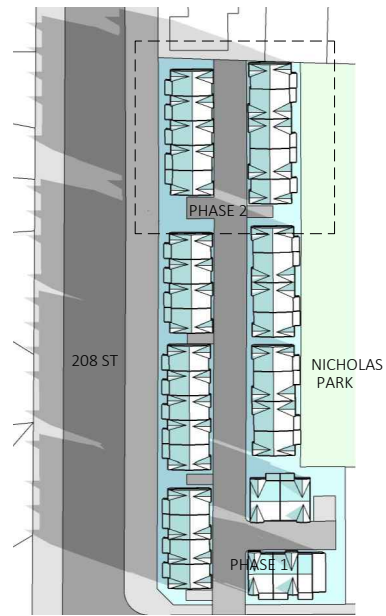


PROJECT INFO:
5080, 5096 208 St
Langley, BC
CLIENT:
Jaspreet Dayal

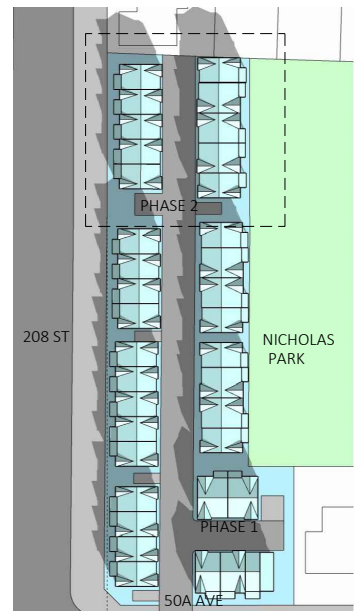
DATE
14-Feb-24
PROJECT NO:
23-210
SCALE: DRAWN BY:
R.W

REV	DESCRIPTION	BY	DATE

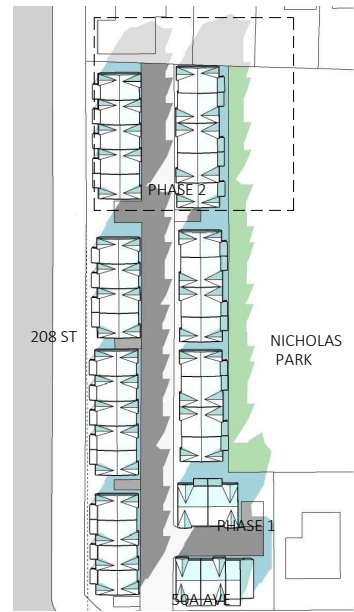
FIRE ACCESS
PLAN



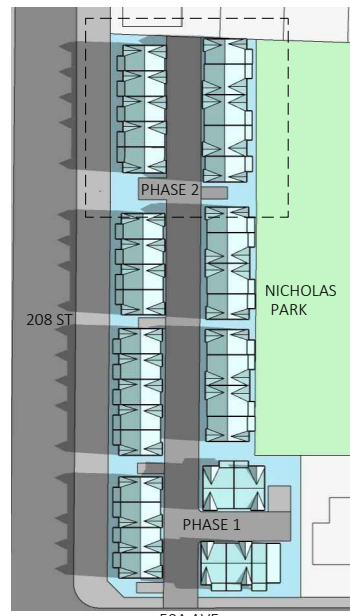
1 EQUINOX MARCH 9AM
Scale: NTS



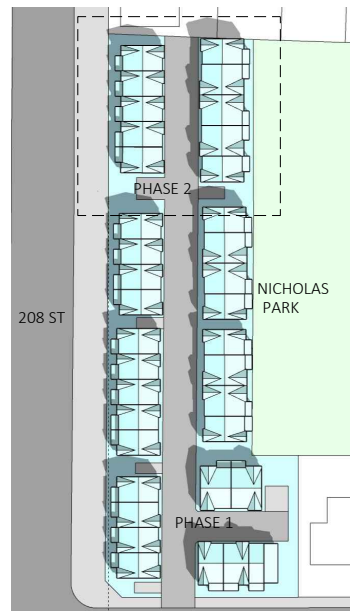
2 EQUINOX MARCH 12 PM
Scale: NTS



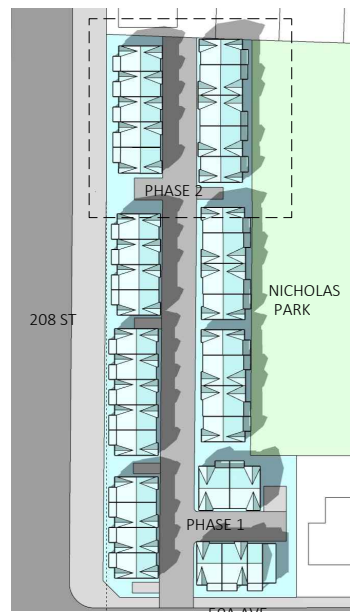
3 EQUINOX MARCH 3 PM
Scale: NTS



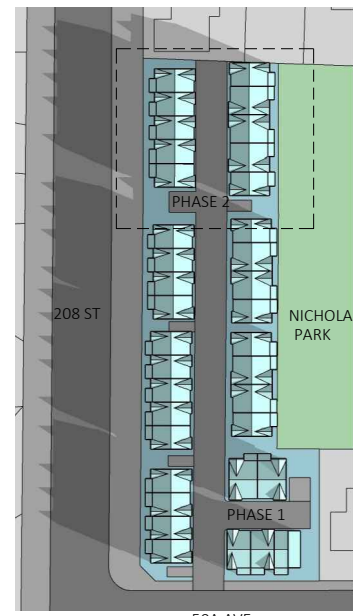
4 EQUINOX JUNE 9AM
Scale: NTS



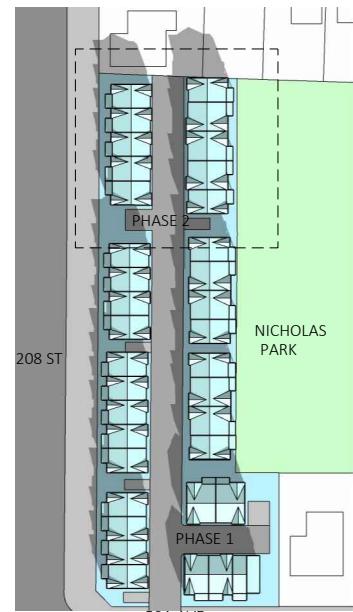
5 EQUINOX JUNE 12 PM
Scale: NTS



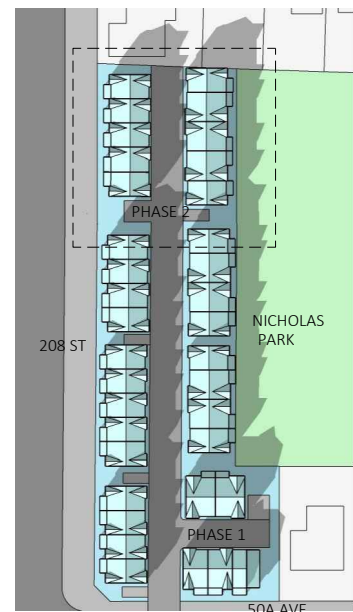
6 EQUINOX JUNE 3 PM
Scale: NTS



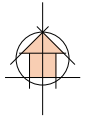
7 EQUINOX SEPTEMBER 9AM
Scale: NTS



8 EQUINOX SEPTEMBER 12 PM
Scale: NTS



9 EQUINOX SEPTEMBER 3 PM
Scale: NTS



FLAT1
ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flat1architecture.ca
contact@flat1architecture.ca

Ph: 604-503-4484



PROJECT INFO:
10 Units Townhouse Development at,
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CLIENT: Jaspreet Dayal

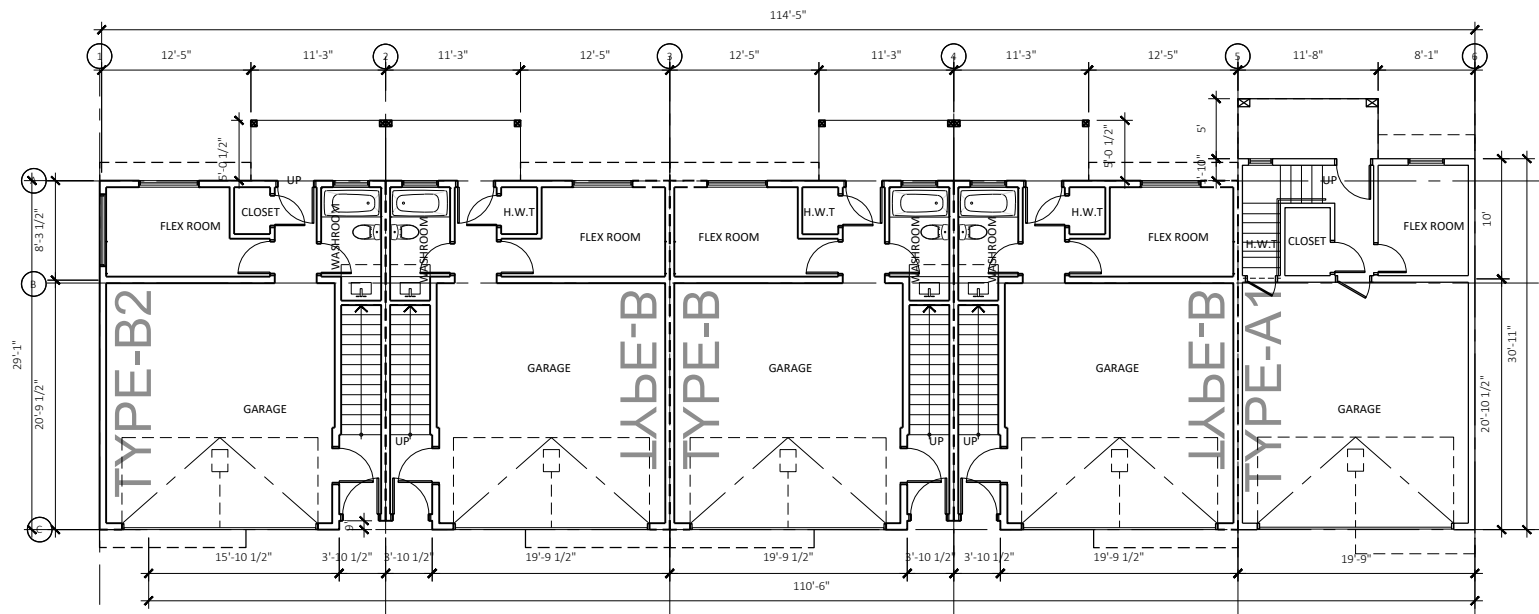
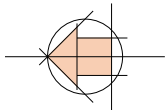
DATE
14-Feb-24
PROJECT NO:
23-210

SCALE: DRAWN BY:
R.W

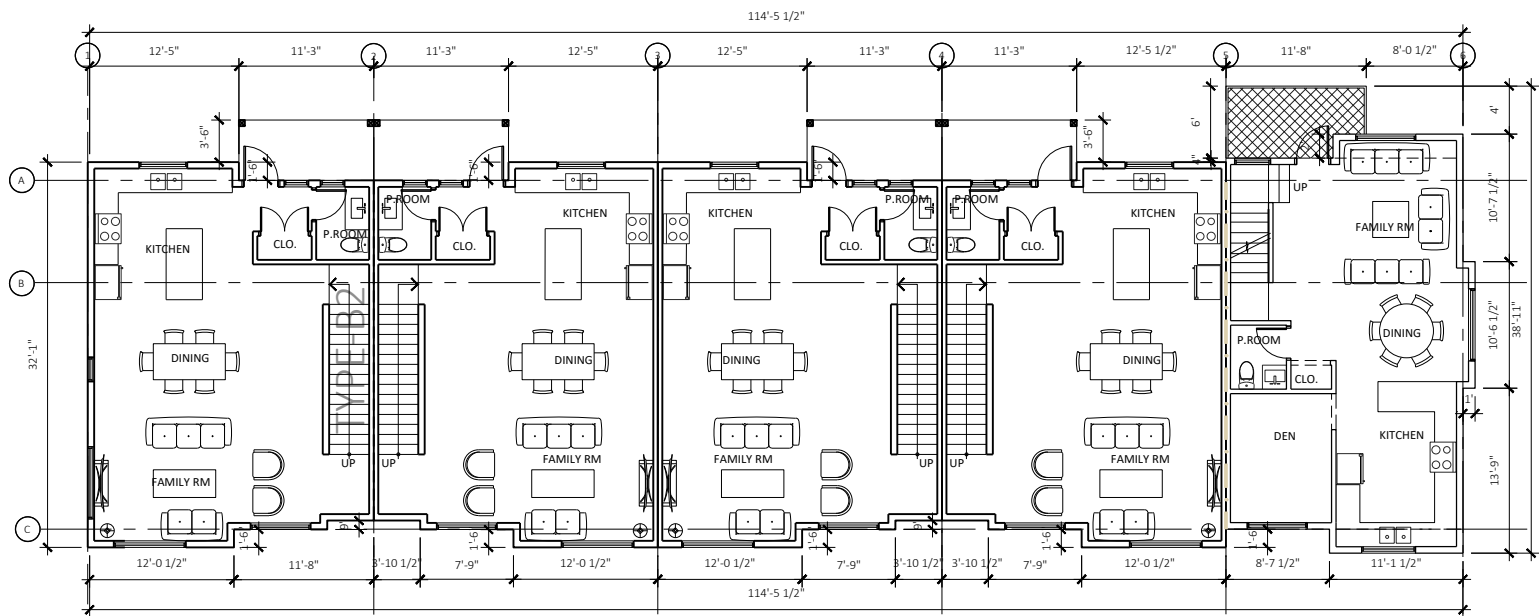
REV	DESCRIPTION	BY	DATE

IMAGES

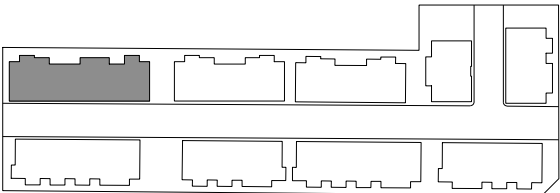
SHADOW STUDY



1 GARAGE PLAN
Scale: 1/16"=1'-0"



2 MAIN FLOOR PLAN
Scale: 1/16"=1'-0"



BUILDING 8

KEY PLAN



FLAT1
ARCHITECTURE

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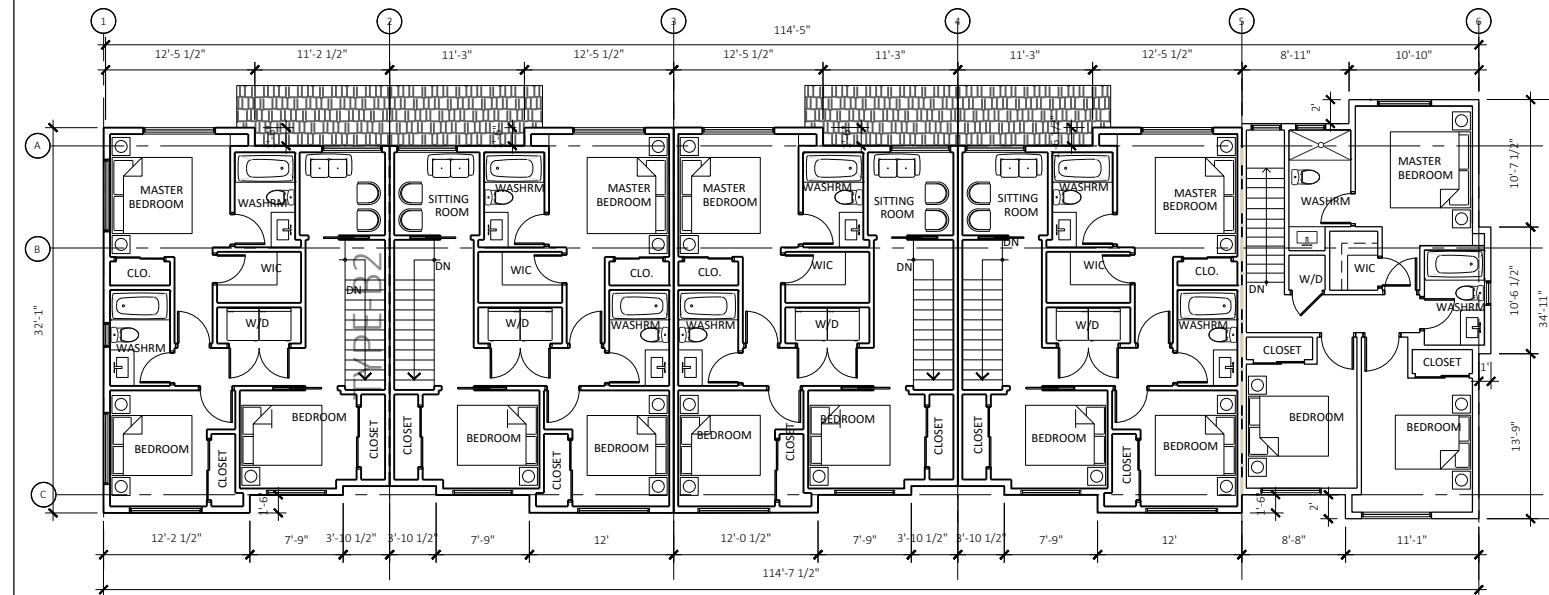
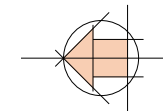
DATE
14-Feb-24
PROJECT NO:
23-210

SCALE: 1/16"=1'
DRAWN BY: R.W.

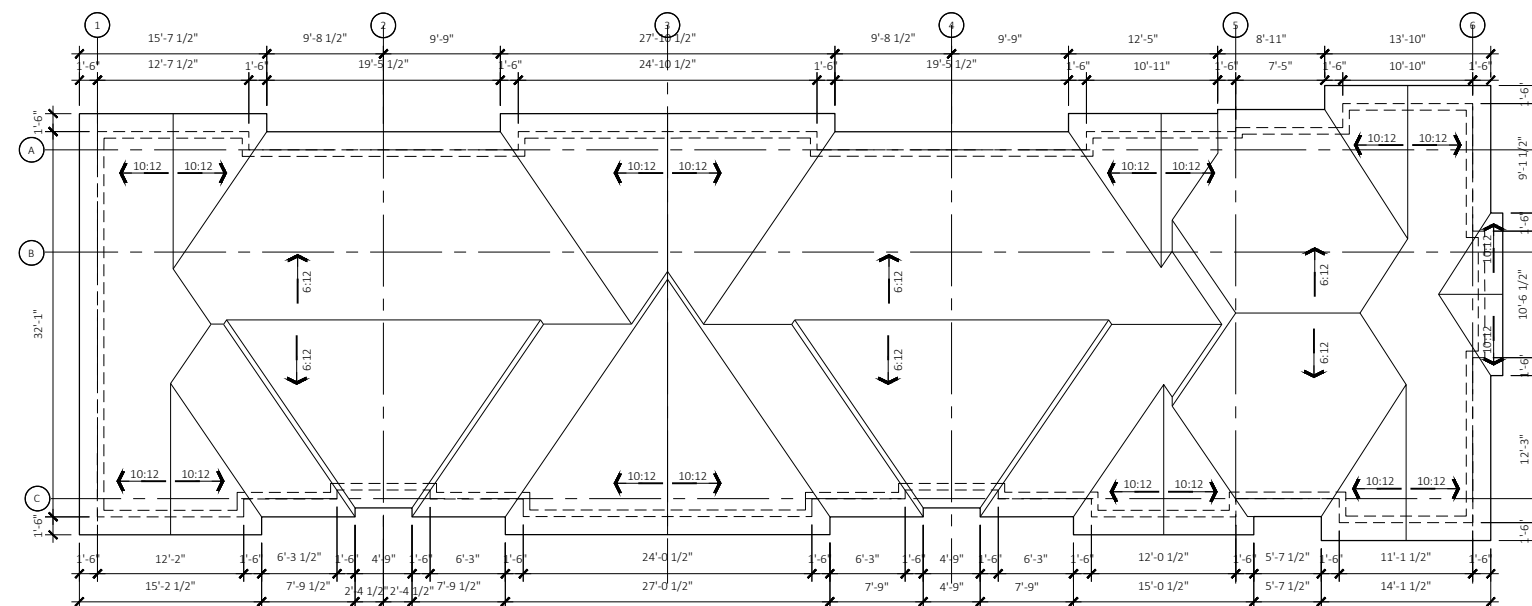
REV	DESCRIPTION	BY	DATE

BUILDING 8

A.2.8 A

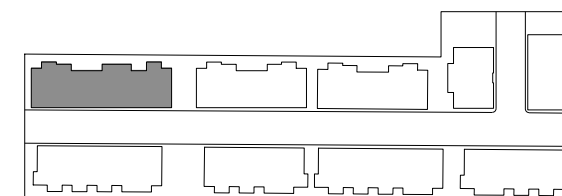


3 TOP FLOOR PLAN
Scale: 1/16"=1'-0"



4 ROOF PLAN
Scale: 1/16"=1'-0"

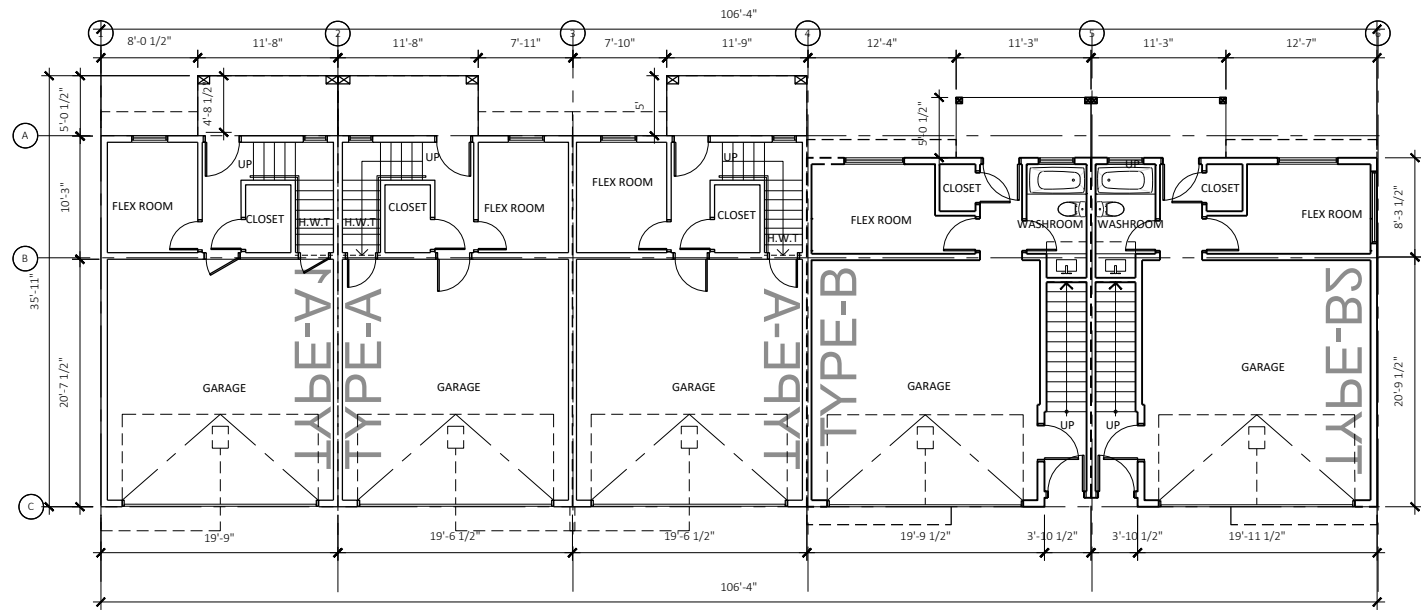
BUILDING 8



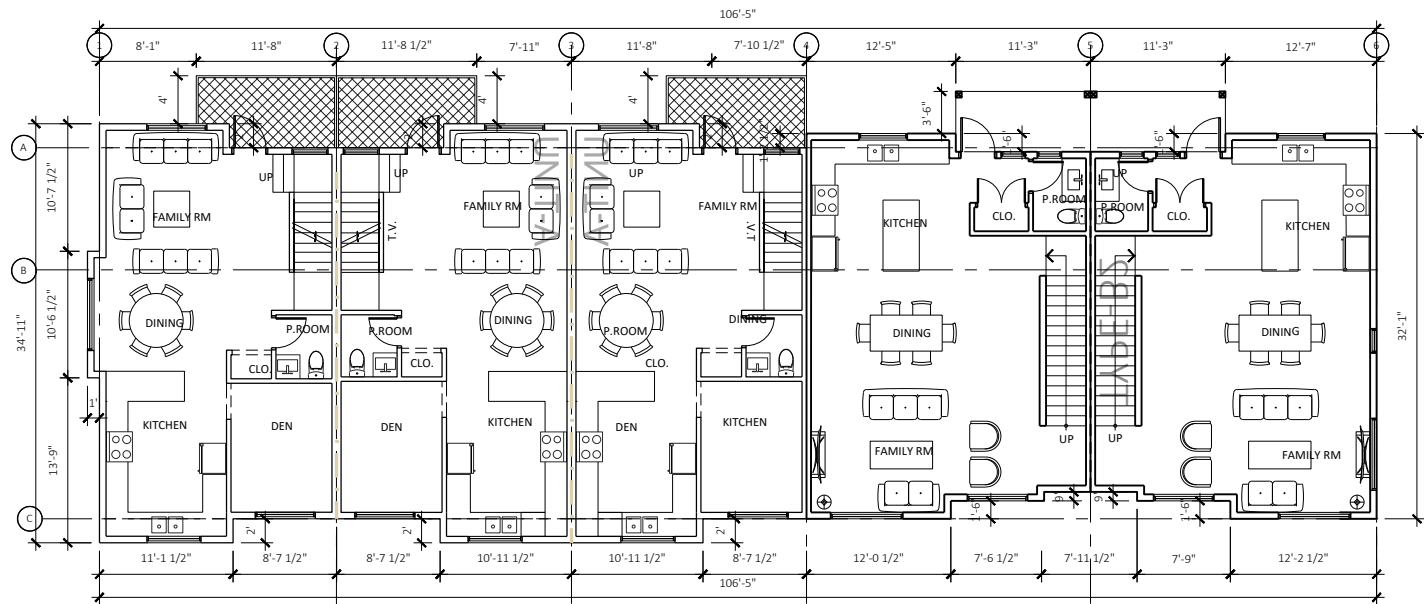
KEY PLAN

REV	DESCRIPTION	BY	DATE

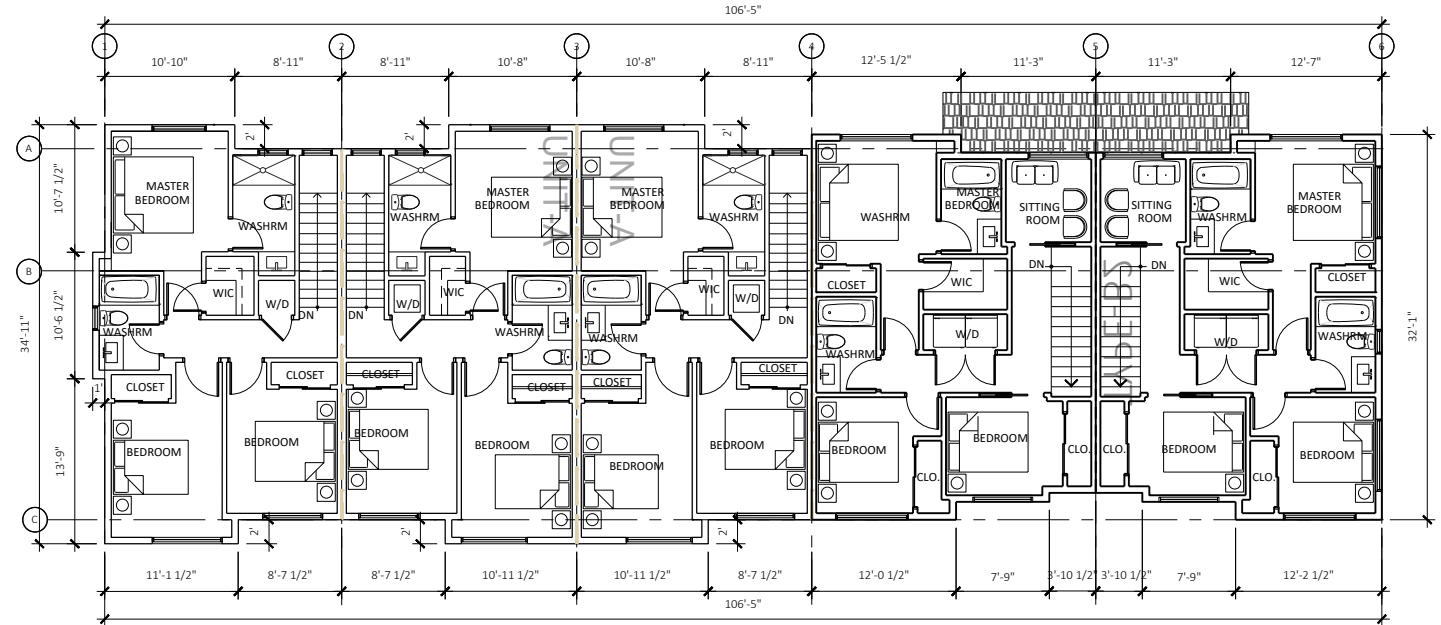
BUILDING 8



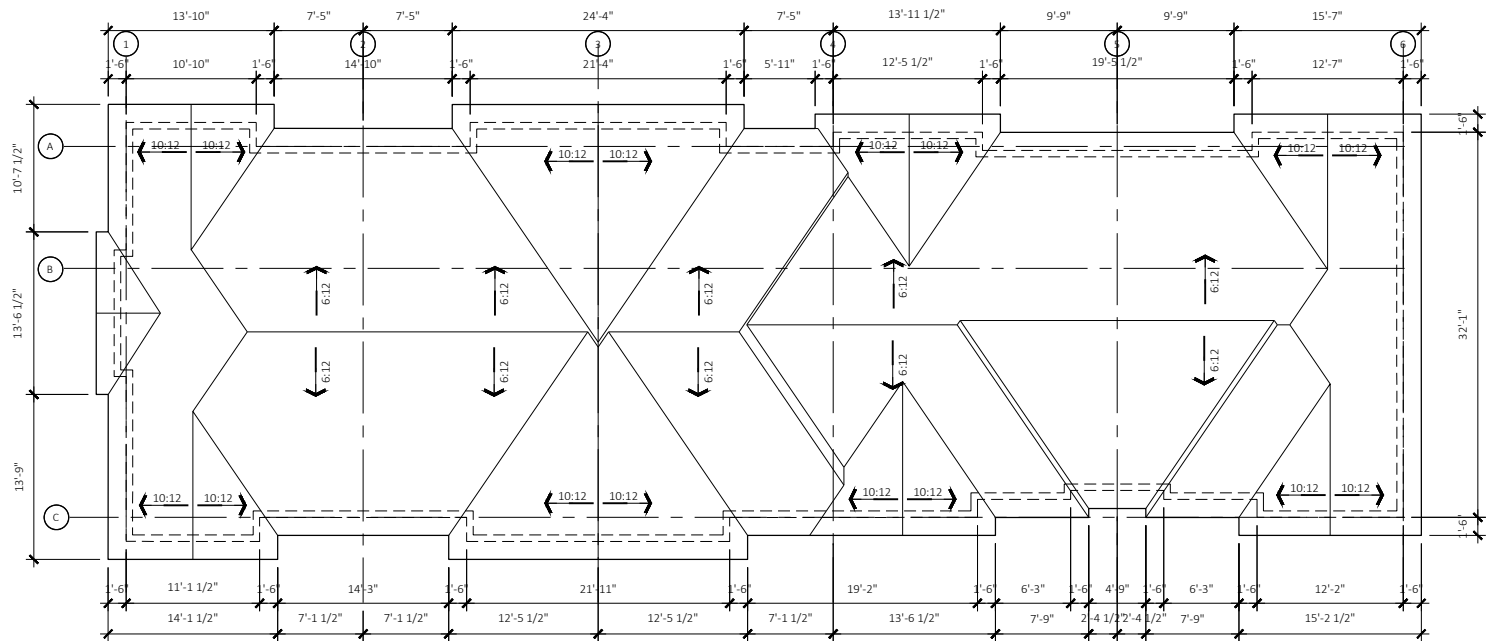
1 GARAGE PLAN
Scale: 1/16"=1'-0"



2 MAIN FLOOR PLAN
Scale: 1/16"=1'-0"

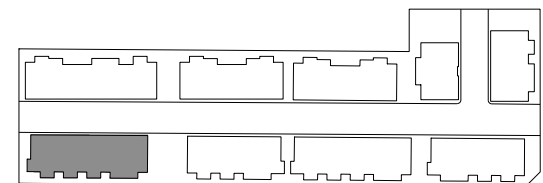


3 TOP FLOOR PLAN
Scale: 1/16"=1'-0"



4 ROOF PLAN
Scale: 1/16"=1'-0"

BUILDING 9



KEY PLAN



FLAT1
ARCHITECTURE

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Surrey BC, V3X 1G1
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contact@flat1architecture.ca

Ph: 604-503-4484



PROJECT INFO:
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CLIENT: Jaspreet Dyal

DATE
14-Feb-24
PROJECT NO:
23-210

SCALE: 1/16"=1'
DRAWN BY: R.W.

REV	DESCRIPTION	BY	DATE

BUILDING 9

A.2.9



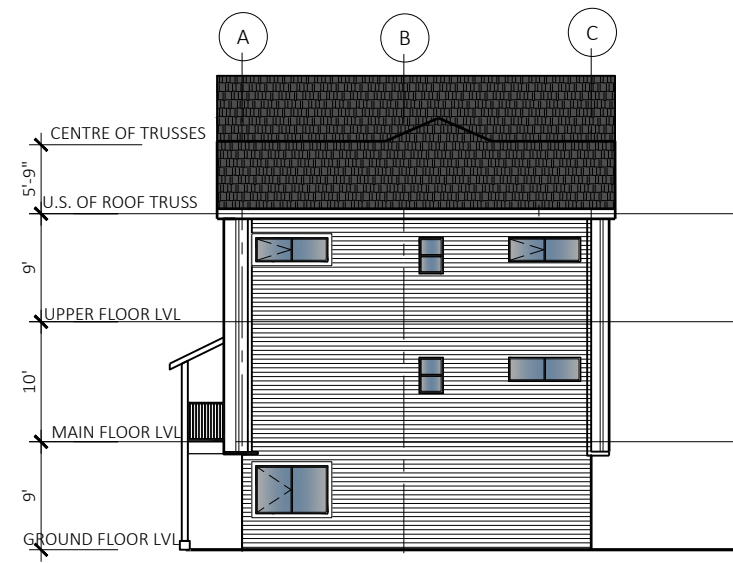
1 FRONT/EAST ELEVATION
Scale: 1/16"=1'-0"



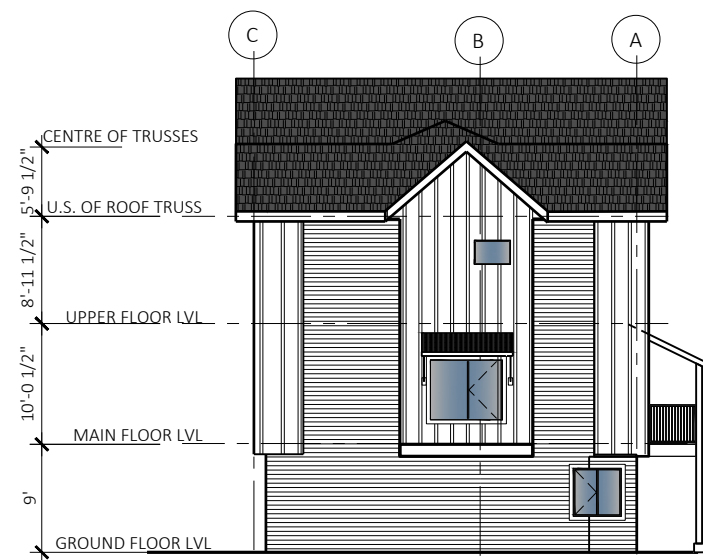
3 REAR/WEST ELEVATION
Scale: 1/16"=1'-0"

FINISH SCHEDULE

- | | |
|--|--|
| 1) Exterior BRICK WALL
Color : DLX white brick | 5) Metal Roof |
| 2) Exterior High Density Fibre Cement Board C/W easy
trims to match (Hardie or similar)
Color : Chantilly Lace OC-65 | 6) Garage Door
Color : DAY'S END (Benjamin Moore 2133-30) |
| 3) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Tunda (Benjamin Moore 2133-70) | 7) Door
Color: Iron Mountain (Benjamin Moore 2134-30) |
| 4) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Pigeon Gray (Benjamin Moore 2133-50) | 8) Shakes
Color: Gray |

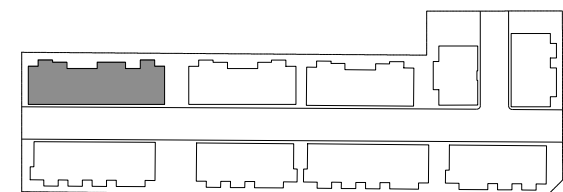


2 RIGHT/NORTH ELEVATION
Scale: 1/16"=1'-0"



4 LEFT/SOUTH ELEVATION
Scale: 1/16"=1'-0"

BUILDING 8



KEY PLAN



FLAT
ARCHITECTURE 2

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
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Ph: 604-503-4484



PROJECT INFO:
10 Units Townhouse Development at,
5086 and 5090 208 Street,
Langley, BC
CLIENT: Jaspreet Dayal

DATE
14-Feb-24
PROJECT NO:
23-210
SCALE: 1/16"=1' DRAWN BY:
R.W.

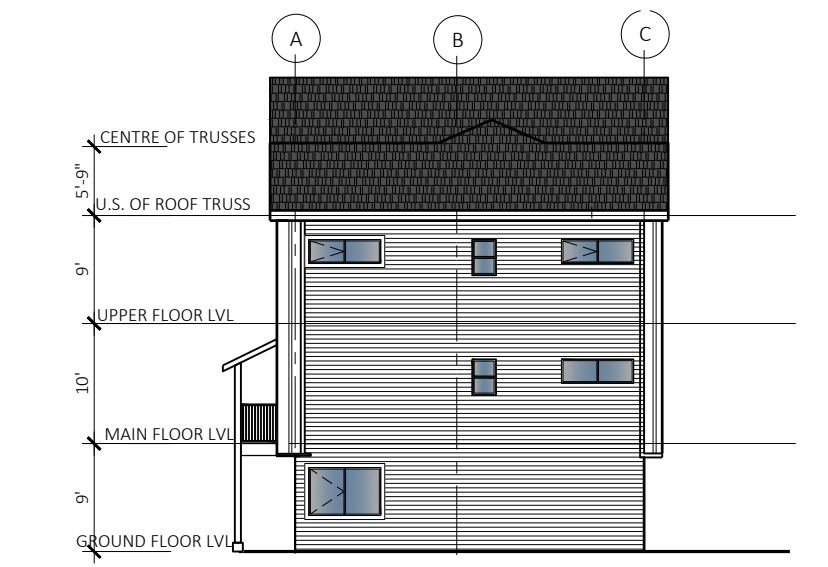
REV	DESCRIPTION	BY	DATE

ELEVATIONS

A.3.8



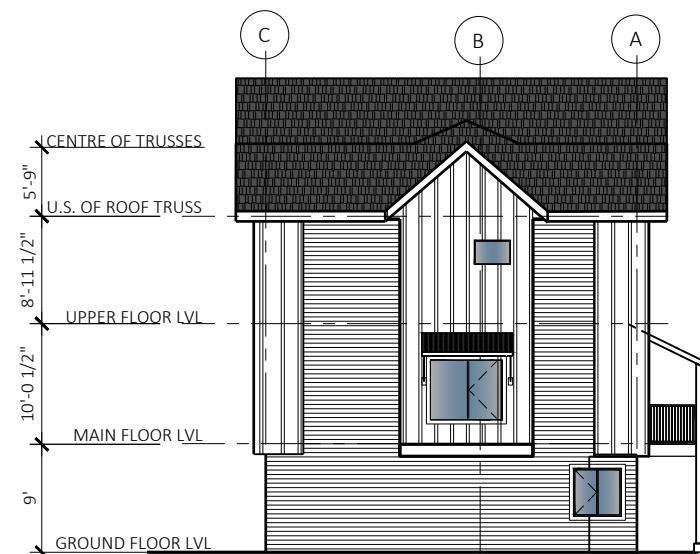
1 FRONT/WEST ELEVATION
Scale: 1/16"=1'-0"



2 RIGHT/SOUTH ELEVATION
Scale: 1/16"=1'-0"



3 LEFT/NORTH ELEVATION
Scale: 1/16"=1'-0"

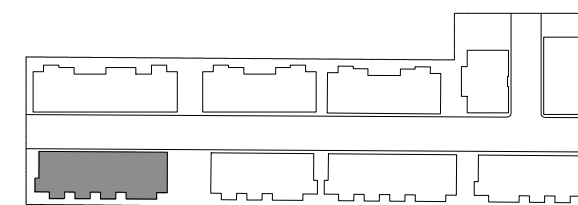


4 REAR/EAST ELEVATION
Scale: 1/16"=1'-0"

FINISH SCHEDULE

- | | |
|--|--|
| 1) Exterior BRICK WALL
Color : DL white brick | 5) Metal Roof |
| 2) Exterior High Density Fibre Cement Board C/W easy
trims to match (Hardie or similar)
Color : Chantilly Lace OC-65 | 6) Garage Door
Color : DAY'S END (Benjamin Moore 2133-30) |
| 3) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Tunda (Benjamin Moore 2133-70) | 7) Door
Color: Iron Mountain (Benjamin Moore 2134-30) |
| 4) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Pigeon Gray (Benjamin Moore 2133-50) | 8) Shakes
Color: Gray |

BUILDING 9



KEY PLAN



FLAT!
ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca

Ph: 604-503-4484



PROJECT INFO:
10 Units Townhouse Development at,
5086 and 5090 208 Street,
Langley, BC
CLIENT: Jaspreet Dayal

DATE

14-Feb-24

PROJECT NO:

23-210

SCALE: DRAWN BY:

1/16"=1' R.W

REV	DESCRIPTION	BY	DATE

ELEVATIONS

A.3.9

Material/ CouLOUR Board

FINISH SCHEDULE

-  1) Exterior BRICK WALL
Color : IXL white brick
-  2) Exterior High Density Fibre Cement Board C/W easy trims to match (Hardie or similar)
Color : Chantily Lace OC-65
-  3) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Tunda (Benjamin Moore 2133-70)
-  4) Cement Fibre Board Plank Siding (Hardie or similar)
Color : Pigeon Gray (Benjamin Moore 2133-50)
-  5) Metal Roof
-  6) Garage Door
Color : DAY'S END (Benjamin Moore 2133-30)
-  7) Door
Color: Iron Mountain (Benjamin Moore 2134-30)
-  8) Shakes
Color: Gray
-  9) WINDOWS
Color: BLACK FRAME
-  10) ALUMINUM RAILING ON PATIO
Color: BLACK
-  11) 6' HIGH WOODEN PRIVACY SCREEN
PAINTED IN BLACK



FLAT!
ARCHITECTURE

Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
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DATE
14-Feb-24
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23-210

SCALE: 1/16"=1'
DRAWN BY: R.W

REV	DESCRIPTION	BY	DATE

BUILDING 1

ELEVATIONS

A.3.10



FLAT!
ARCHITECTURE

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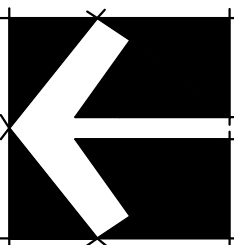
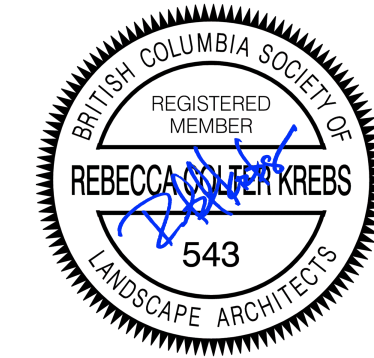
DATE
14-Feb-24
PROJECT NO:
23-210
SCALE: N.I.S
DRAWN BY: R.W

REV	DESCRIPTION	BY	DATE

VIEWS

A.4.1

SEAL:



6	2024.DEC.20	UPDATE PER CITY COMMENTS	AR
5	2024.DEC.18	CIVIL PLAN UPDATE	AR
4	2024.DEC.17	UPDATE PER NEW ARCH PLAN	AR
3	2024.NOV.26	UPDATE PER NEW ARCH AND CIVIL PLAN	AR
2	2024.SEP.17	CIVIL COORDINATION	GHN
1	2024.SEP.06	CIVIL COORDINATION	AO

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

RESIDENTIAL PROJECT

5080, 5096 208 ST
LANGLEY, BC

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 24.AUG.29 DRAWING NUMBER:
SCALE: 1/16" = 1' - 0"
DRAWN: GHN
DESIGN: CLG
CHK'D: CLG

L1

OF 3

PMG PROJECT NUMBER:

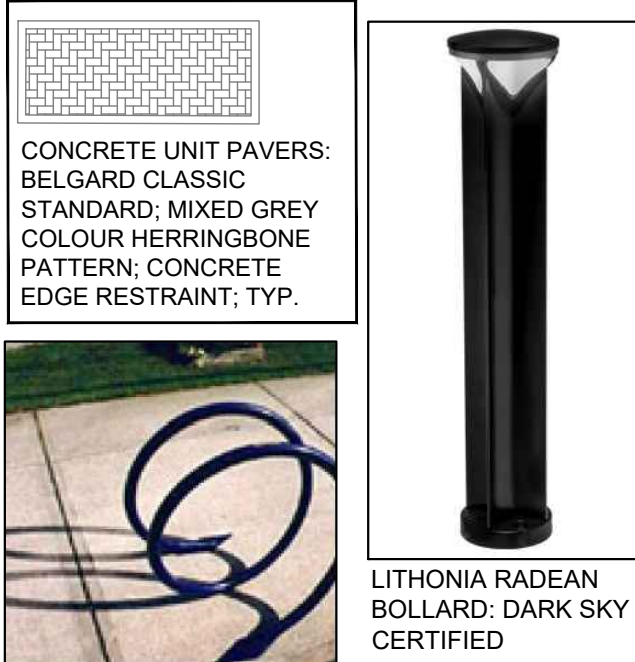
24-120

24120-3-21P



FENCE LEGEND	
KEY	DESCRIPTION
	3'-6" HEIGHT METAL FENCE & GATE
	4' HEIGHT METAL PICKET FENCE
	5' HEIGHT METAL PICKET FENCE
	6' HEIGHT METAL SLAT FENCE
	6' HT. METAL SLAT PATIO SCREEN

LIGHTING LEGEND	
	BOLLARD LIGHT; FULL CUT-OFF TO REDUCE LIGHT POLLUTION

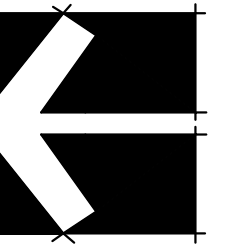


MAGNOLIA GRANDIFLORA 'TEDDY BEAR'	CORNUS FLORIDA 'RUBRA'	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	STYRAX JAPONICUS	ZELKOVA SERRATA
BUXUS SEMPERVIRENS	PIERIS JAPONICA	RHODODENDRON ROBLEZA	SARCOCOCCA HOOKERIANA	SKIMMIA REEVESIANA
TAXUS X MEDIA 'HILLSII'	CAMELLIA SINENSIS 'KOREAN TEA'	CAREX OSHIMENSIS	HELICOTRICHON SEMPERVIRENS	ACHILLEA 'PAPRIKA'
ECHINACEA PURPUREA	HELLEBORUS X HYBRIDUS	HOSTA 'BLUE MAMMOTH'	SEDUM CAUTICOLA	POLYSTICHUM MUNIUM

PLANT SCHEDULE - PHASE 2

PMG PROJECT NUMBER: 24-120			
KEY	QTY	BOTANICAL NAME	COMMON NAME
TREE			
	1	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD
	2	MAGNOLIA GRANDIFLORA 'TEDDY BEAR'	TEDDY BEAR SOUTHERN MAGNOLIA
	2	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LIMBER PINE
	3	STYRAX JAPONICUS 'SNOWCONE'	SNOWCONE JAPANESE SNOWBELL
SHRUB			
	10	BUXUS SEMPERVIRENS	COMMON BOXWOOD
	15	CAMELLIA SINENSIS 'KOREAN TEA'	KOREAN TEA
	18	PIERIS JAPONICA 'CAVATINE'	PIERIS - DWARF
	10	RHODODENDRON ROBLEZA PPAF	AUTUMN BONFIRE AZALEA: RED-EVERBLOOMING
	38	SARCOCOCCA HOOKERIANA VAR. HUMILIS	HIMALAYAN SWEET BOX
	13	SKIMMIA REEVESIANA	DWARF SKIMMIA
	34	TAXUS X MEDIA 'HILLSII'	HILL'S YEW
	3	VACCINIUM CORYMBOSUM	BLUEBERRY
GRASS			
	73	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE
	21	HELICOTRICHON SEMPERVIRENS	BLUE OAT GRASS
PERENNIAL			
	5	ACHILLEA 'PAPRIKA'	RED YARROW
	9	ECHINACEA PURPUREA 'SOMBRERO SALSA'	RED CONEFLOWER
	49	HELLEBORUS x HYBRIDUS	LENTEN ROSE
	2	HOSTA 'BLUE MAMMOTH'	HOSTA; LARGE; BLUE
	12	SEDUM CAUTICOLA 'BETRAM ANDERSON'	BETRAM ANDERSON STONECROP

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



NO.	DATE	REVISION DESCRIPTION	DR.
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PROJECT:

080, 5096 208 ST
ANGLEY, BC

PLANTING PLAN

SCALE: $1/8" = 1' - 0"$

RAWN: GHN

DESIGN: CLG

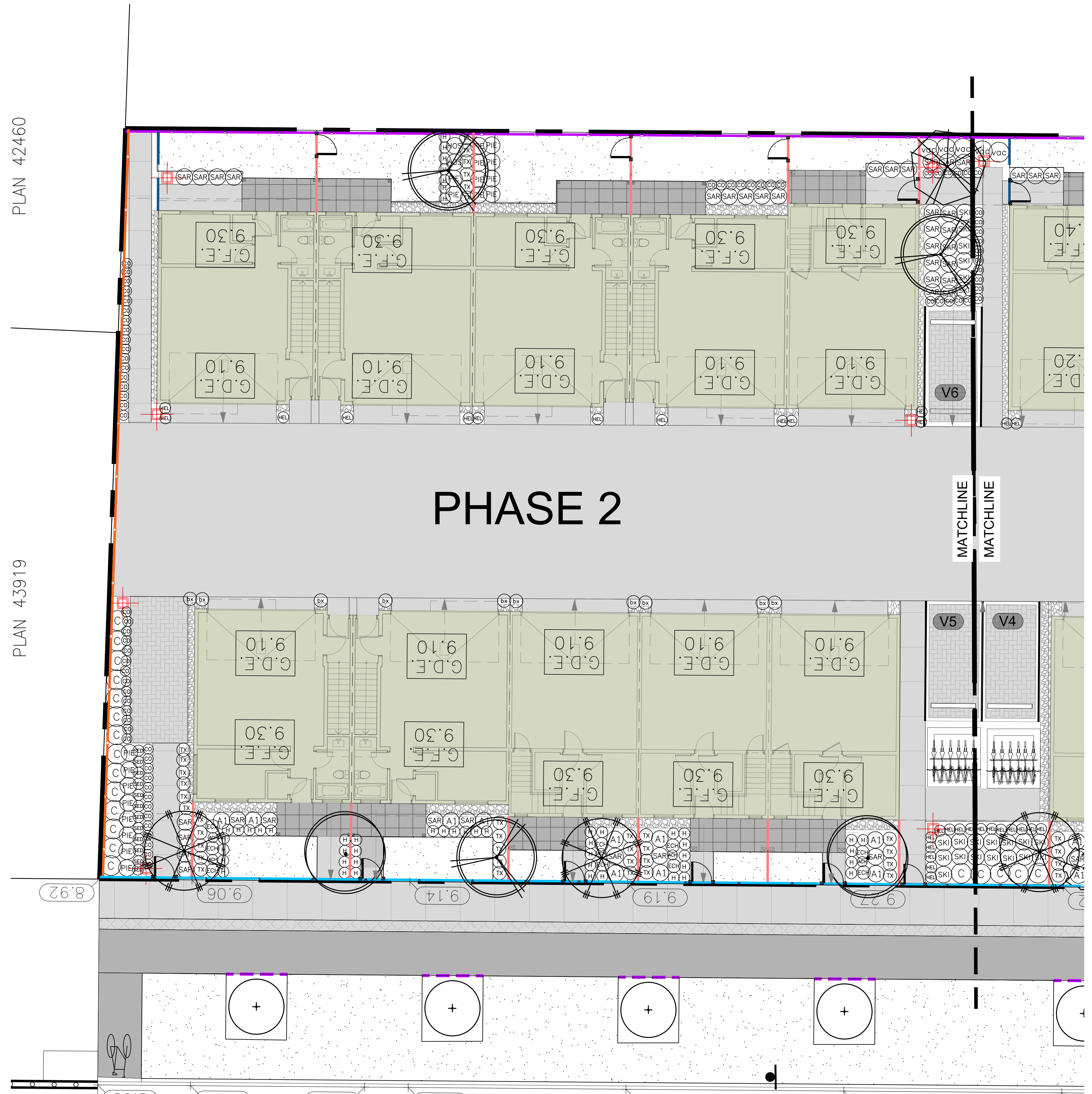
HK'D: CLG

L2

F 3

MG PROJECT NUMBER:

4-120



p m g
LANDSCAPE
ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022



CLIENT:

**5080, 5096 208 ST
LANGLEY, BC**

LANDSACPE DETAILS

L3

OF 3