

**LEGEND**

Elevations are geodetic and referenced to the CVD28BC datum.

- ### + - denotes - existing elevation
- CB - denotes - Catch Basin
- WM - denotes - Water Meter
- UPL - denotes - Utility Pole with Lamp

Tree diameters are in centimetres.

Lot 1 Area	= 883 m2
Lot 18 Area	= 687 m2

Civic: 2839 Cedar Hill Road  
Legal Lot 1, Section 29-30,  
Victoria District, Plan 12077

Parcel Identifier: 004-961-145 in the City of Victoria

**AND**

Civic: 2845 Cedar Hill Road  
Legal Lot 18, Section 29-30,  
Victoria District, Plan 1179

Parcel Identifier: 007-827-814 in the City of Victoria

Date  
Feb 24, 2026

Project Address  
2839 / 2845 Cedarhill Road  
Victoria, BC

Prepared for  
Maximus Private Capital Inc.

Project #  
8895

Scale  
1:100

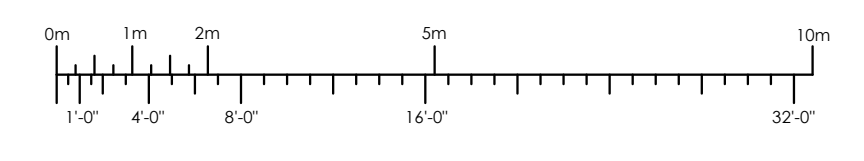
Drawn By  
MDK

**A100**

**Revisions**  
Received Date:  
March 06, 2026



2 Existing Site Plan  
A100 Scale: 1:100

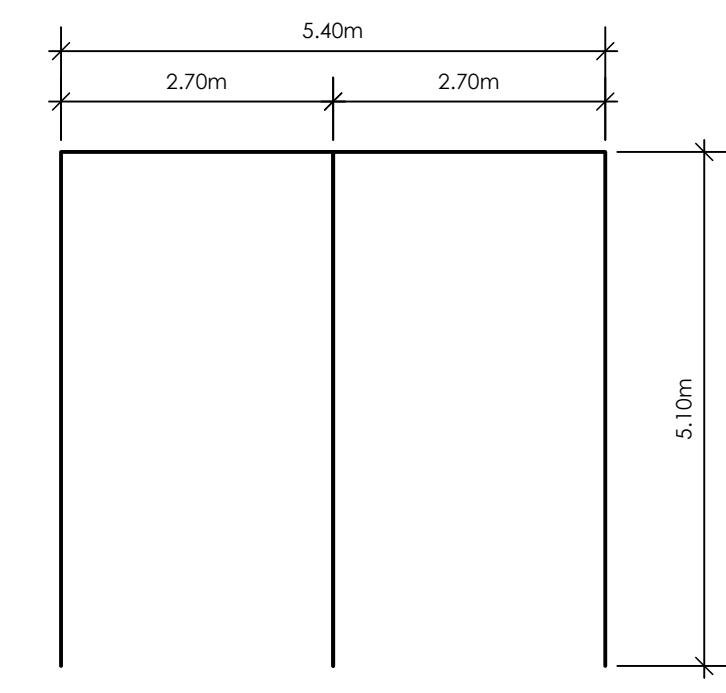
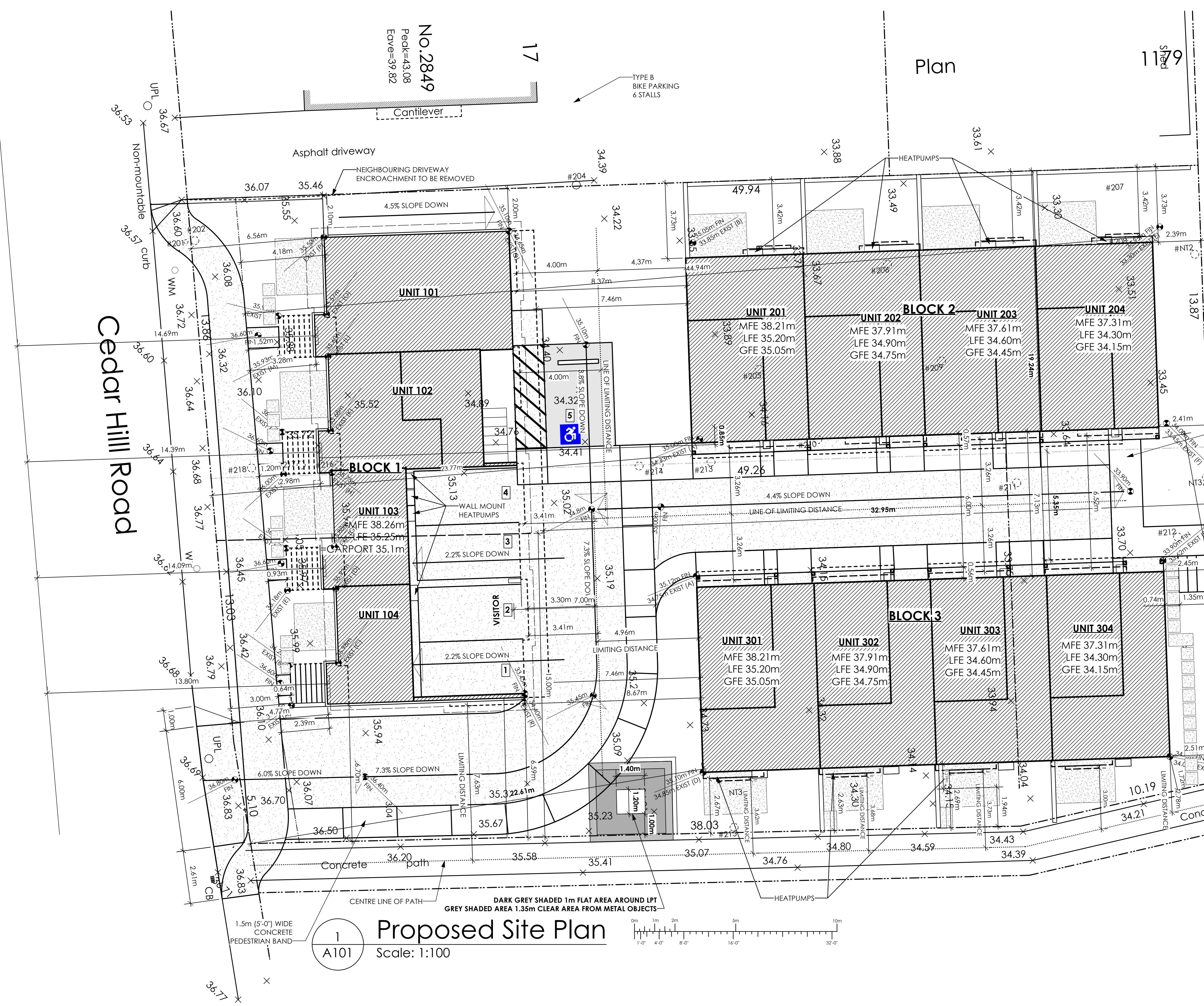


**Proposed Rezoning**

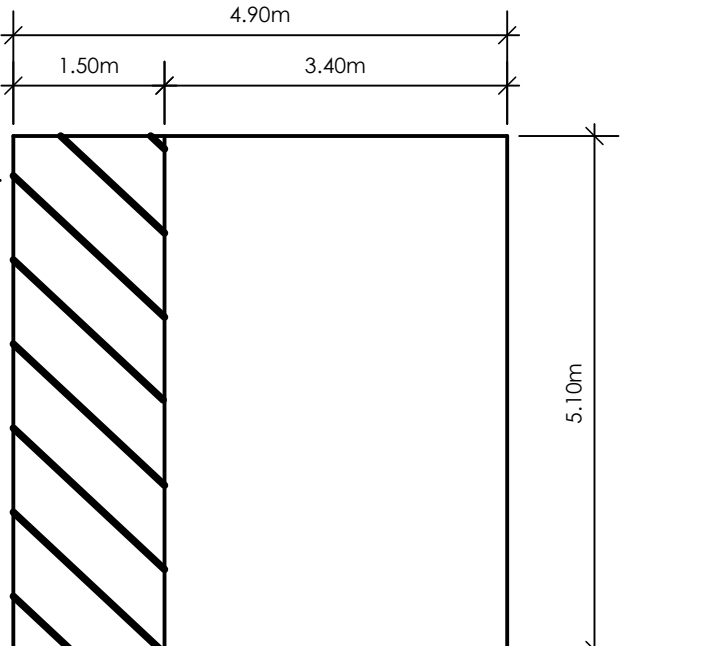
**Existing Site Plan**

**LEGEND**

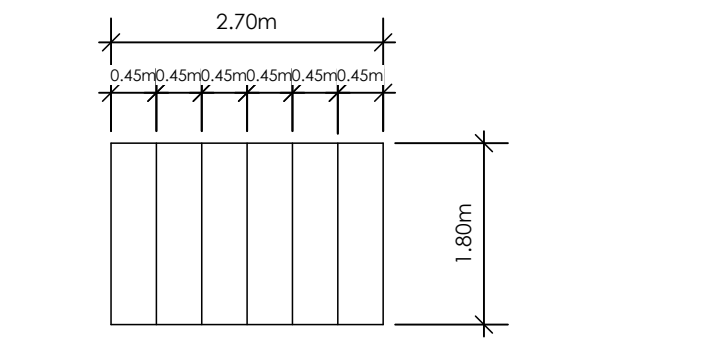
- Elevations are geodetic and referenced to the CVD28BC datum.
- ### + - denotes - existing elevation
- CB - denotes - Catch Basin
- WM - denotes - Water Meter
- UPL - denotes - Utility Pole with Lamp
- #204 - denotes - Tree to be Retained
- #215 - denotes - Tree to be Removed
- See Arborist Report for more information regarding tree size, health and removal status
- See Landscape Plan for more location and size of Replacement Trees



2 Carport Stalls  
Scale: 1:50

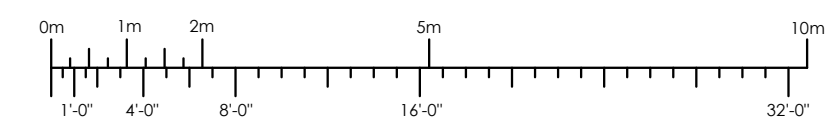


3 Van Accessible Stall  
Scale: 1:50



4 Typical Bike Class 'B'  
Scale: 1:50

1 Proposed Site Plan  
Scale: 1:100



Date  
Mar 13, 2026

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1:100

Drawn By  
MDK

PROJECT INFORMATION TABLE A			
	1	2	3
Building Number			
Height of building (m) (Midpoint of Roof)	9.44 m.	10.95 m.	10.37 m.
Height of building (m) (Underside of highest ceiling)	8.46 m.	9.97 m.	9.39 m.
Number of Storeys	3	3	3
<b>Building Setbacks (m)</b>			
Front yard (Southwest)	4.47 m	24.20 m.	22.61 m.
Rear yard (Northeast)	32.80 m	2.39 m.	2.45 m.
Side yard (Northwest)	2.00 m	3.42 m.	18.98 m.
Side yard (Southeast)	6.59 m	17.15 m.	1.67 m.
Combined side yards (Northwest + Southeast)	8.59 m	20.57 m.	20.65 m.
<b>Residential Use Details</b>			
Total number of units	4	4	4
Unit type, e.g., 1 bedroom	3 bedroom	3 bedroom	3 bedroom
Ground-orientated units	1	0	0
Minimum Unit Size	122.76 sq.m.	128.60 sq.m.	128.60 sq.m.
First Storey area (excluding garage area)	116.20 sq.m.	116.75 sq.m.	116.75 sq.m.
Garage Area (Including Bike Rooms)	17.02 sq.m.	84.41 sq.m.	84.41 sq.m.
Second storey area	198.49 sq.m.	194.57 sq.m.	194.57 sq.m.
Third storey area	210.01 sq.m.	208.96 sq.m.	208.96 sq.m.
Total building floor area (excluding required parking)	524.70 sq.m.	530.29 sq.m.	530.29 sq.m.

REFER TO PAGE A104 FOR FRONT PROPERTY LINE SETBACK GRAPHIC AND CALCULATION.

PROJECT INFORMATION TABLE B	
Lot Number	18 & 1
Zone (existing)	R-1B & R2-13
Lot Area (Pre-Dedication)	1570.62 sq.m.
Lot Area (Post Dedication)	1494.46 sq.m.
Height of building (m)	10.95 m.
Lot Coverage (Pre-Dedication)	44.98%
Lot Coverage (Post-Dedication)	47.27%
Floor Space Ratio (Pre-Dedication)	1.01 TO 1.0
Floor Space Ratio (Post Dedication)	1.06 TO 1.0
Number of storeys	3
Parking stalls (number) on site (Garages included)	13
Bicycle parking number (Class A-storage and rack)	14
Bicycle parking number (Class B-racks)	9
Street Frontage (Pre-Dedication)	31.97 m.
Street Frontage (Post Dedication)	32.00 m.
Operable Windows per Bedroom	1
<b>Building Setbacks (m)</b>	
Front yard (Southwest) (<15m from Flanking Street)	2.39 m.
Front yard (Southwest) (>15 from Flanking Street)	2.98 m.
Rear yard (Northeast)	2.39 m.
Side yard (Northwest)	2.00 m.
Flanking Street Sideyard (Southeast)	1.72 m.
Combined side yards (North + South)	3.72 m.
<b>Open Site Space</b>	
Open Lot Space	32.97%
Hardscape Open Lot Space	33.36%
Softscape Open Lot Space	66.64%
Front Yard Open Site Space	85.51%

**Average Grade Calculation: Existing (Block 1)**

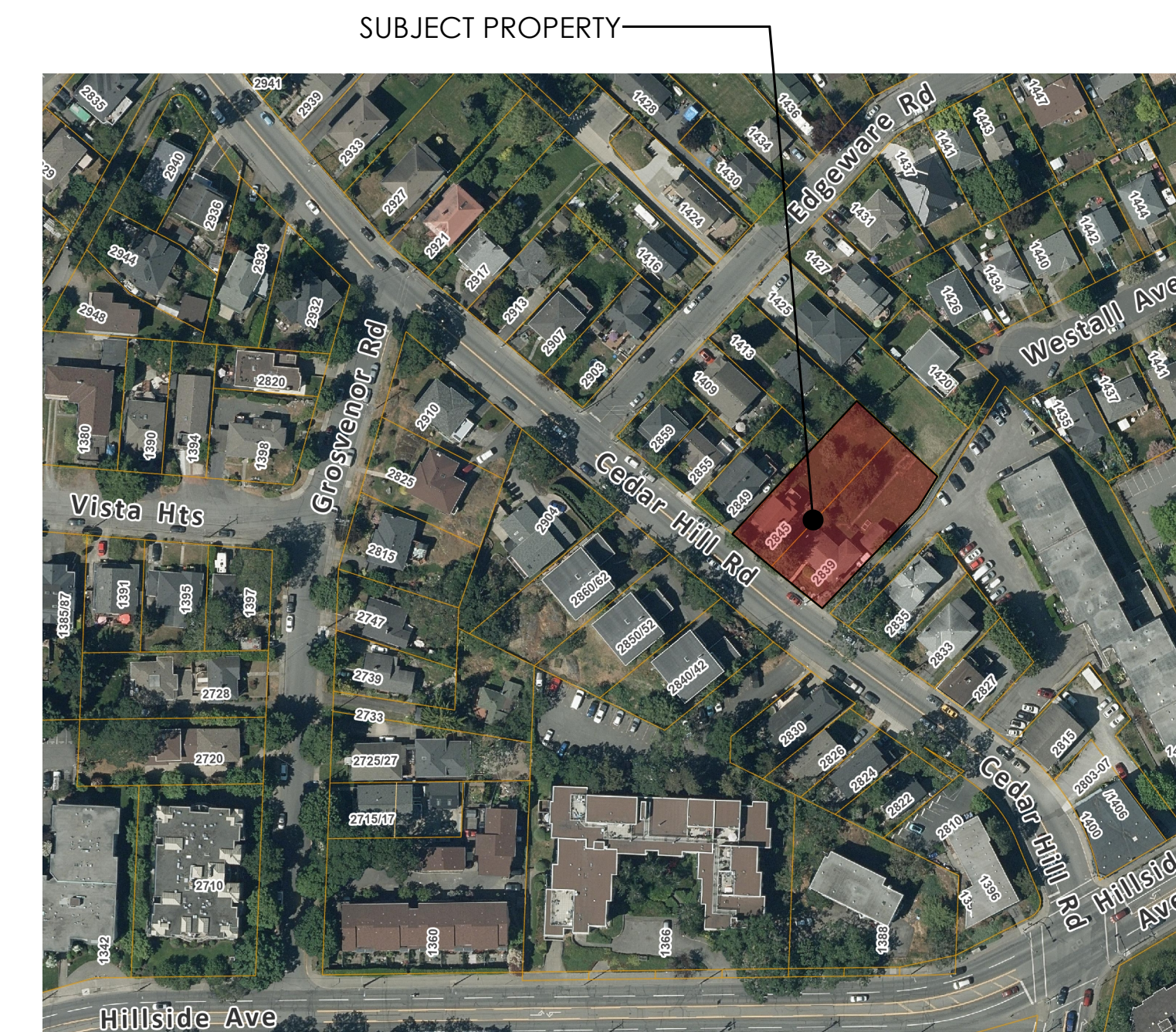
A TO B	(36.17 + 36.22) ÷ 2 x 2.03 = 73.48
B TO C	(36.22 + 35.98) ÷ 2 x 2.39 = 86.28
C TO D	(35.98 + 35.92) ÷ 2 x 3.66 = 131.58
D TO E	(35.92 + 36.18) ÷ 2 x 2.39 = 86.16
E TO F	(36.18 + 36.12) ÷ 2 x 2.08 = 75.19
F TO G	(36.12 + 35.88) ÷ 2 x 2.39 = 86.04
G TO H	(35.88 + 35.75) ÷ 2 x 3.66 = 131.08
H TO I	(35.75 + 36.00) ÷ 2 x 2.39 = 85.74
I TO J	(36.00 + 36.00) ÷ 2 x 2.08 = 74.88
J TO K	(36.00 + 35.68) ÷ 2 x 2.39 = 85.66
K TO L	(35.68 + 35.60) ÷ 2 x 3.66 = 130.44
L TO M	(35.60 + 35.93) ÷ 2 x 2.39 = 85.48
M TO N	(35.93 + 35.90) ÷ 2 x 2.08 = 74.70
N TO O	(35.90 + 35.57) ÷ 2 x 2.39 = 85.41
O TO P	(35.57 + 35.50) ÷ 2 x 3.81 = 135.39
P TO Q	(35.50 + 34.65) ÷ 2 x 9.14 = 320.59
Q TO R	(34.65 + 34.40) ÷ 2 x 23.08 = 796.84
R TO A	(34.40 + 36.17) ÷ 2 x 11.53 = 406.84
<b>Total</b>	<b>2951.76</b>
<b>Average Grade:</b>	<b>2951.76 ÷ 83.54 = 35.29m</b>

**Average Grade Calculation: Block 2**

A TO B:	(34.33 + 33.85) ÷ 2 x 9.70 = 330.67
B TO C:	(33.85 + 33.30) ÷ 2 x 23.06 = 774.24
C TO D:	(33.30 + 33.45) ÷ 2 x 9.70 = 323.74
D TO A:	(33.45 + 34.33) ÷ 2 x 23.06 = 781.50
<b>Total</b>	<b>2210.15</b>
<b>Average Grade:</b>	<b>2210.15 ÷ 65.52 = 33.73m</b>

**Average Grade Calculation: Block 3**

A to B:	(34.75 + 33.62) ÷ 2 x 23.06 = 788.31
B TO C:	(33.62 + 34.02) ÷ 2 x 9.70 = 328.05
C TO D:	(34.02 + 34.85) ÷ 2 x 23.06 = 794.07
D TO E:	(34.85 + 34.75) ÷ 2 x 9.70 = 337.56
<b>Total</b>	<b>2247.99</b>
<b>Average Grade:</b>	<b>2247.99 ÷ 65.52 = 34.31m</b>



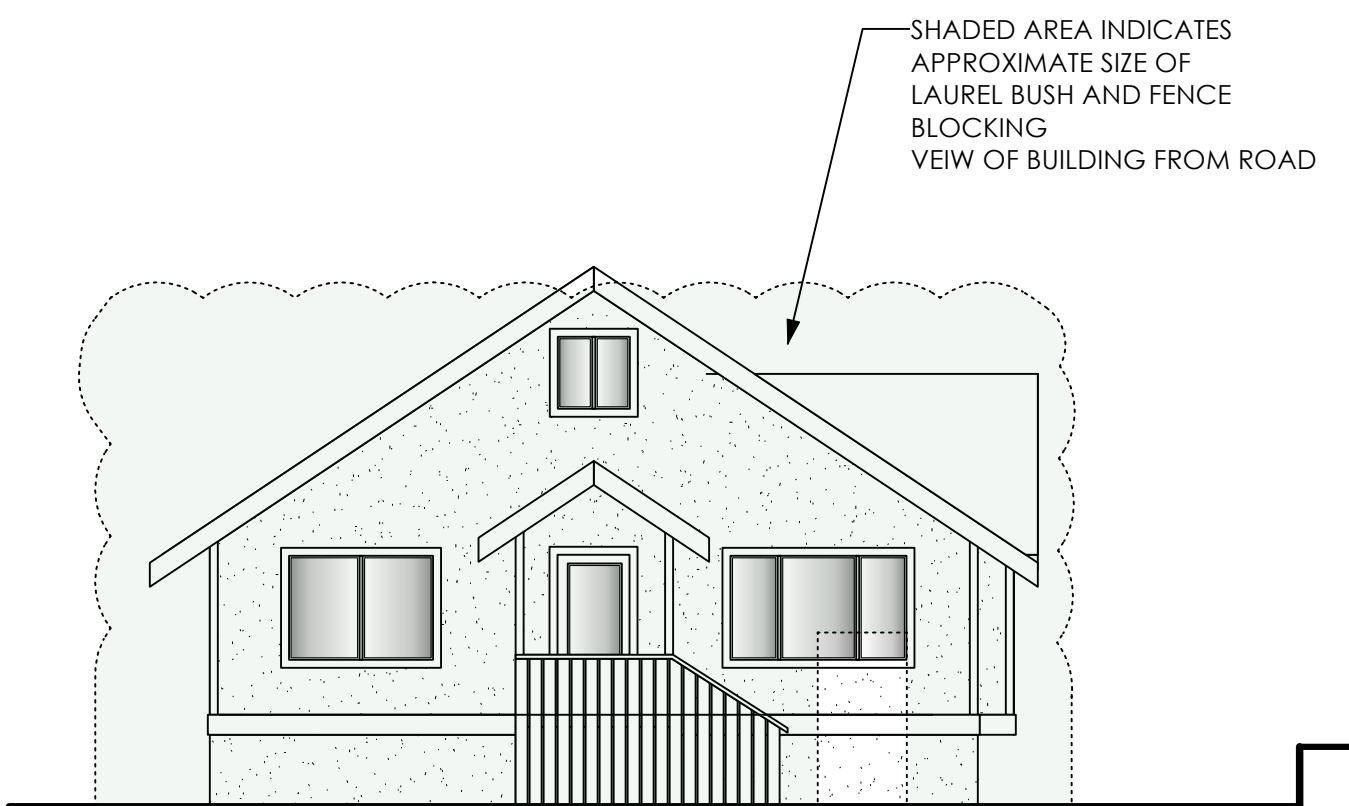
**2 Context Plan**  
Scale: Not To Scale  
\*MAP IMAGE FOR CONTEXT PLAN TAKEN FROM VICMAP



SHADED AREA INDICATES APPROXIMATE AREA OF OBSCURING VEGETATION

**1 Site Data**  
Scale: Not To Scale

ALL VEHICLE PARKING STALLS TO BE ENGORGED AS PER CITY OF VICTORIA ZONING REGULATION BYLAW SCHEDULE C



SHADED AREA INDICATES APPROXIMATE SIZE OF LAUREL BUSH AND FENCE BLOCKING VIEW OF BUILDING FROM ROAD

**3 Proposed Street Scape**  
Scale: Not To Scale



**4 Existing Street Scape**  
Scale: Not To Scale

**victoria design group**  
#105 - 859 ORONO AVENUE  
LANGFORD, B.C.  
V9B 2T9  
P. 250.382.7374  
F. 250.382.7364

**Date**  
Mar 13, 2026

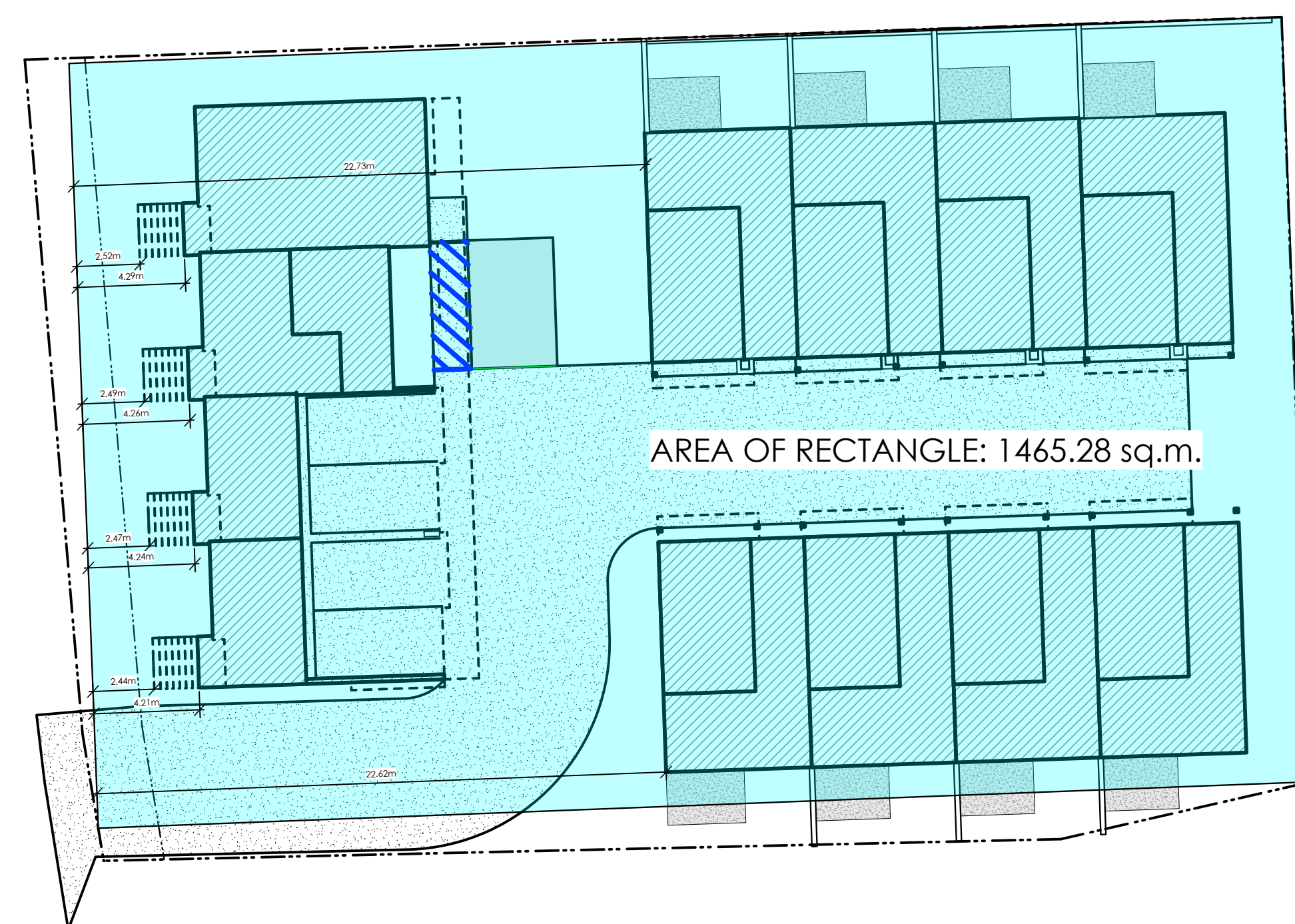
**Project Address**  
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Victoria, BC

**Prepared for**  
Maximus Private Capital Inc.

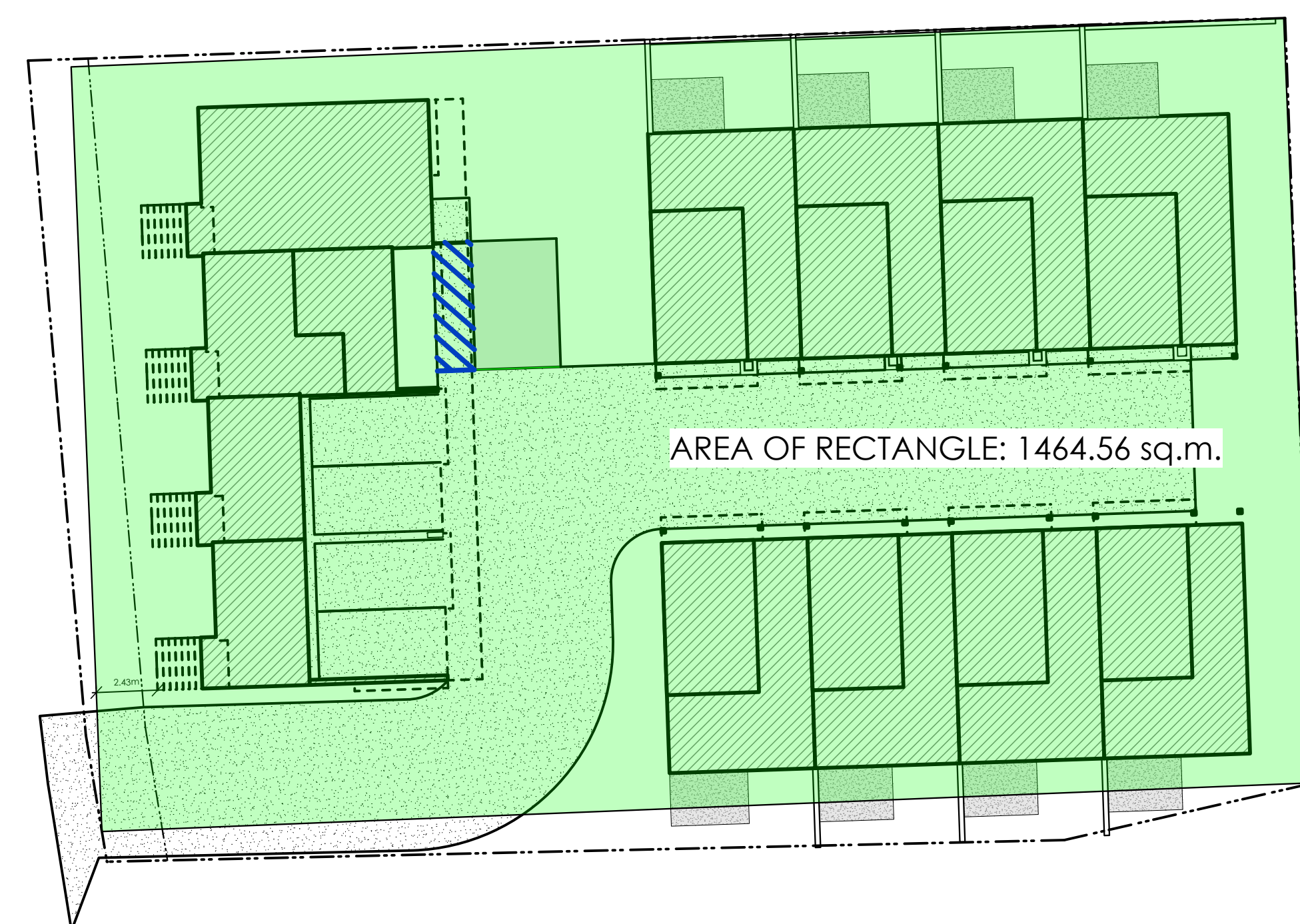
**Project #**  
8895

**Scale**  
Not To Scale

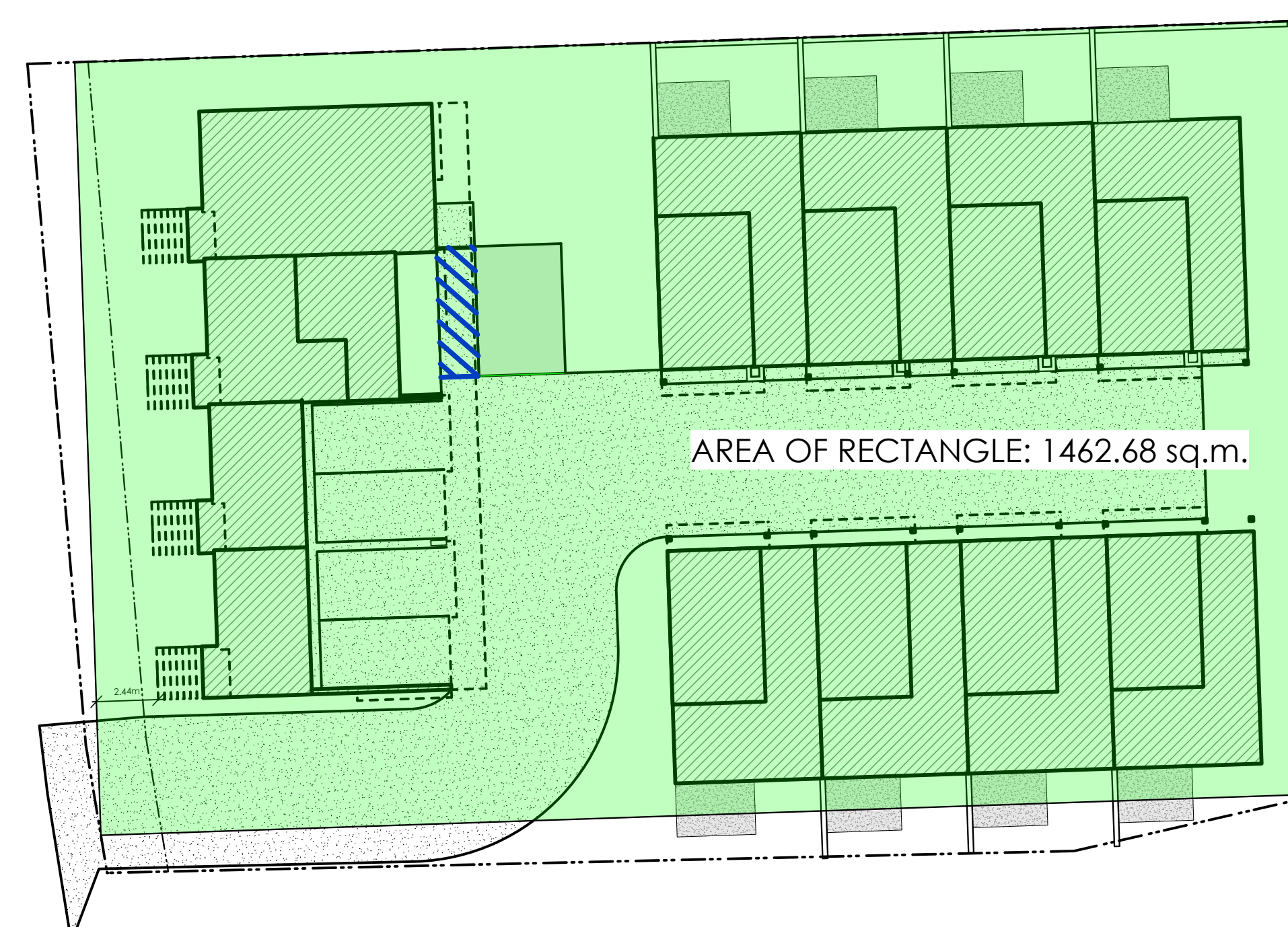
**Drawn By**  
MDK



1 Largest Rectangle For Purposes of Determining Front Property Line  
A103 Scale: 1:200



2 Option B  
A103 Scale: 1:200



2 Option C  
A103 Scale: 1:200

**Date**

Mar 13, 2026

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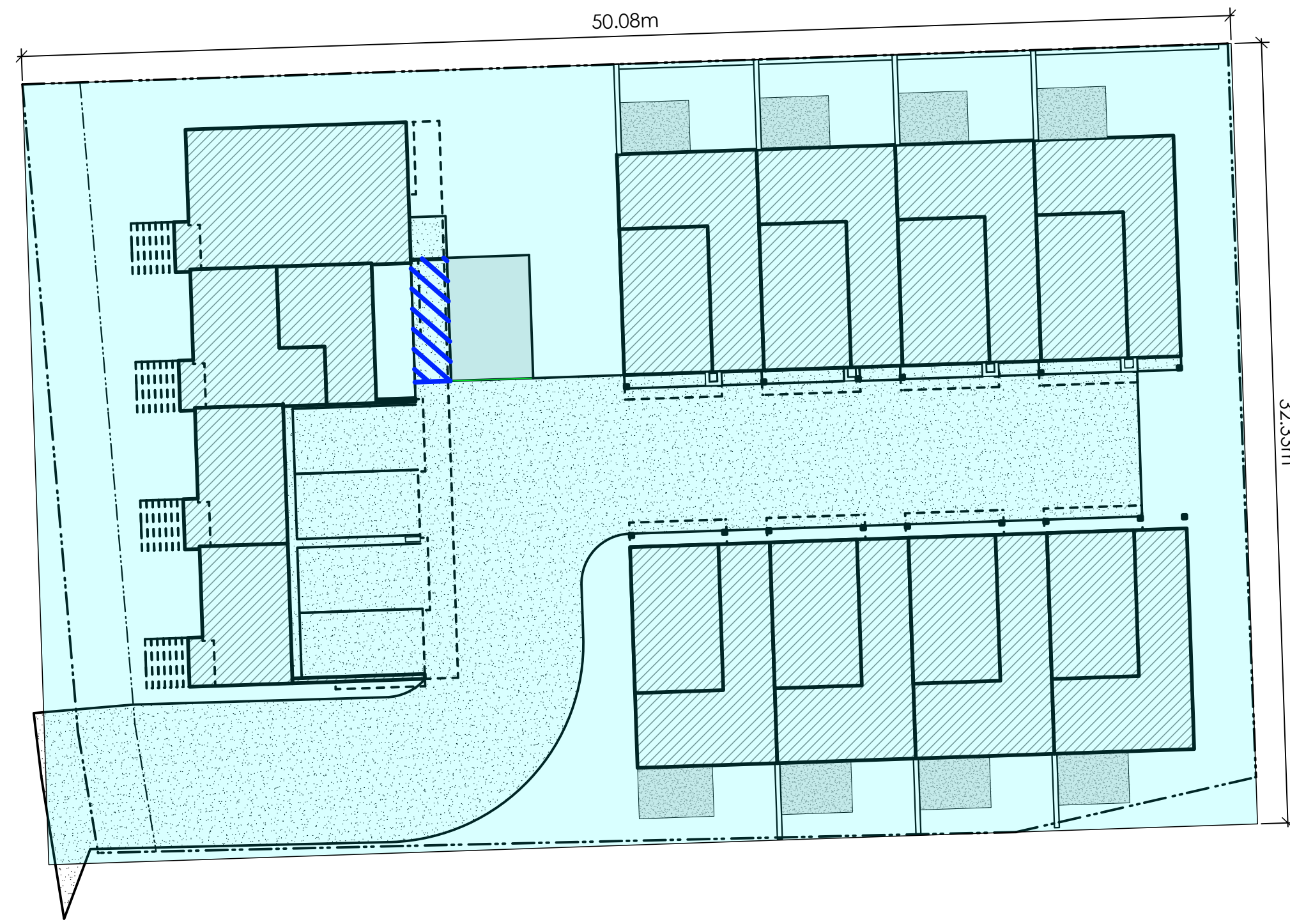
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**Scale**

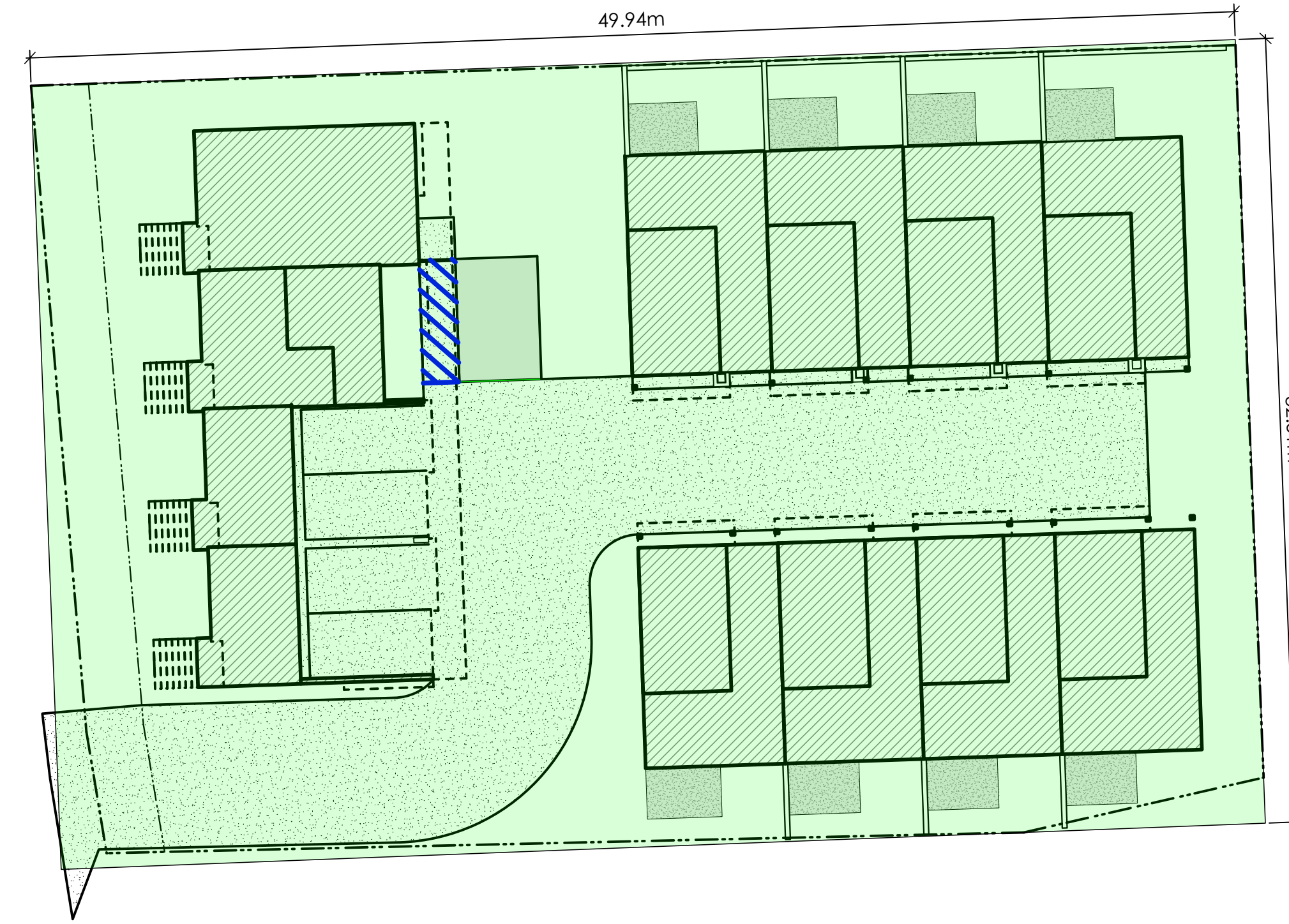
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**Drawn By**

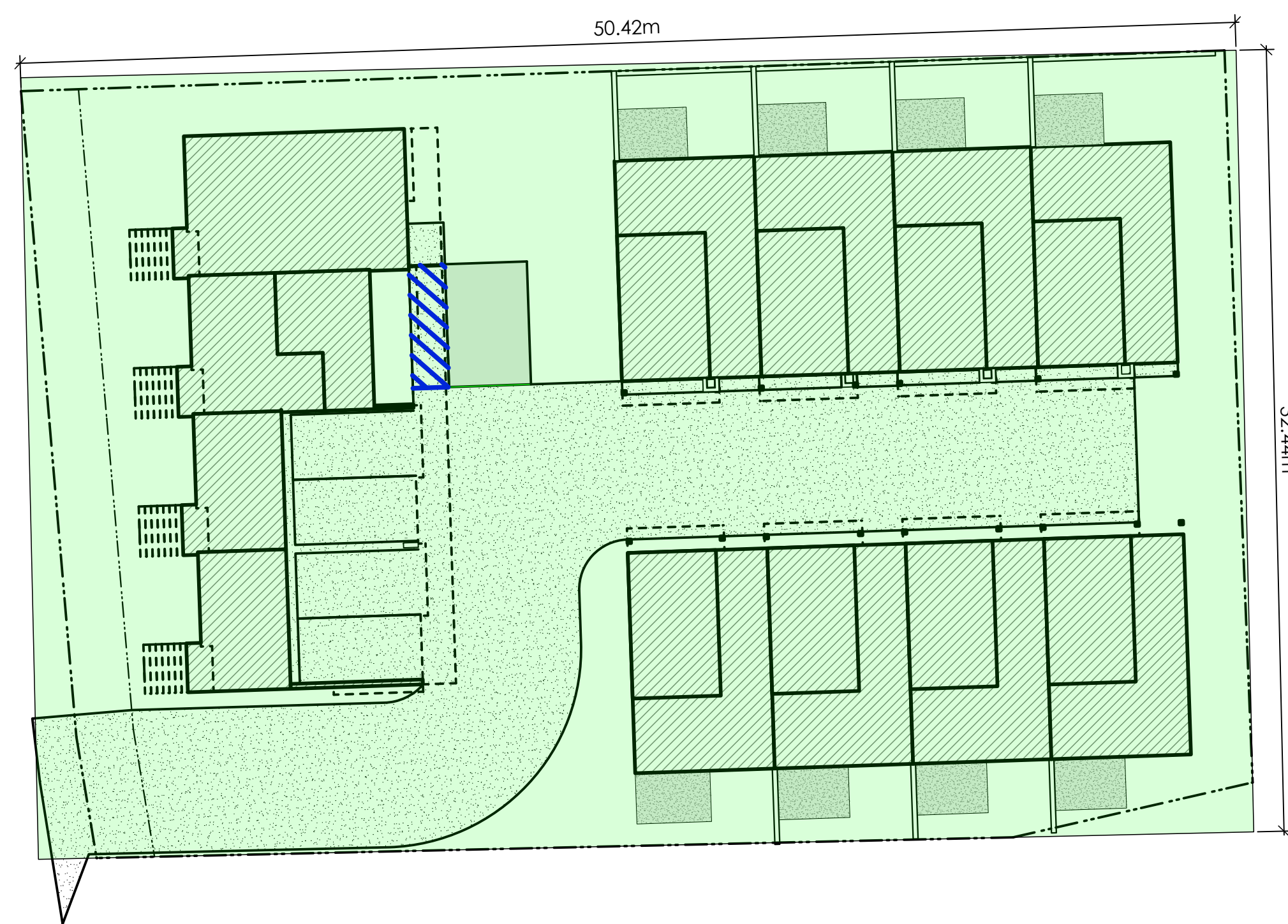
MDK



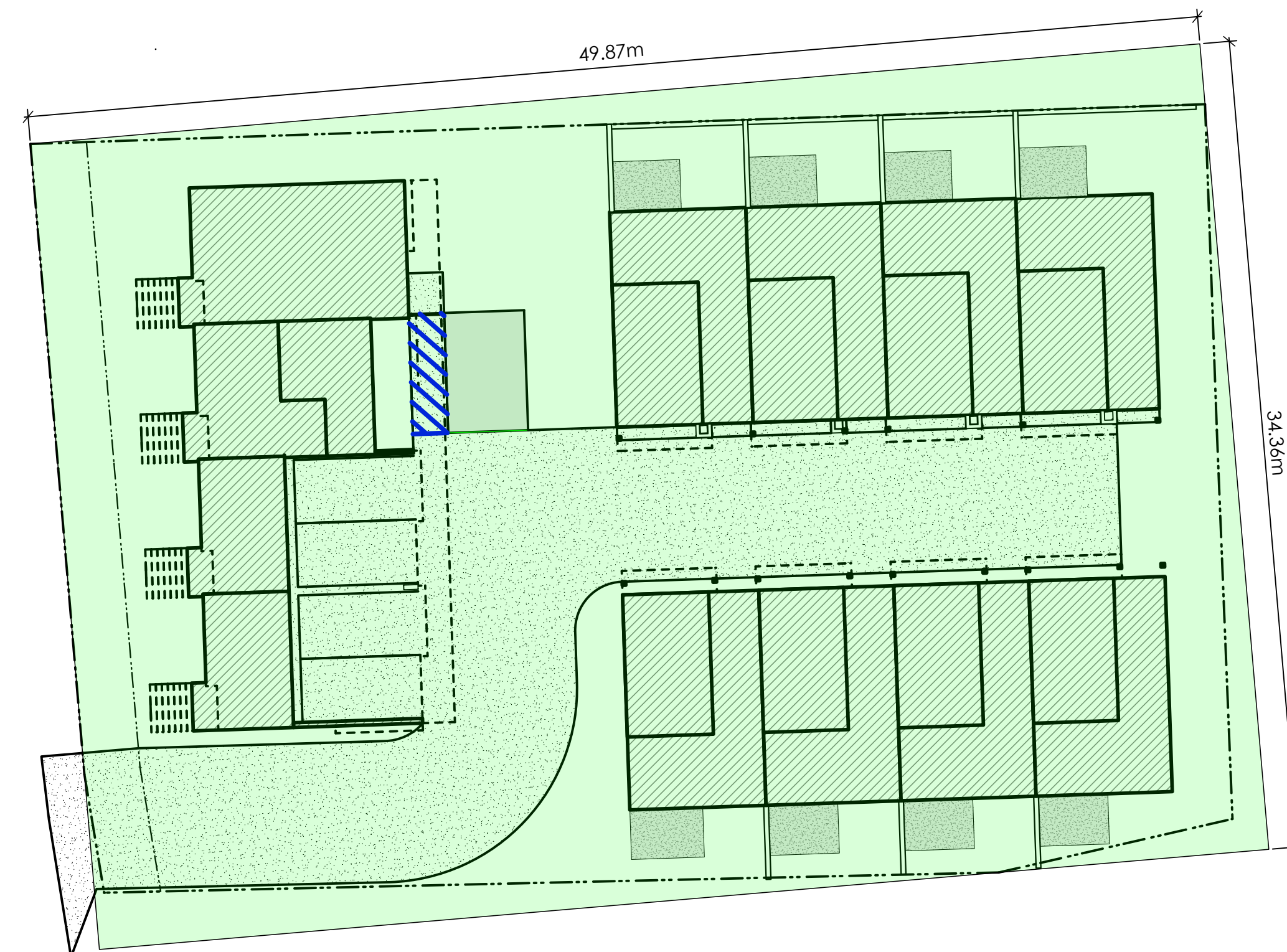
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A104  
Smallest Rectangle For Purposes of Determining Lot Width  
Scale: 1:200



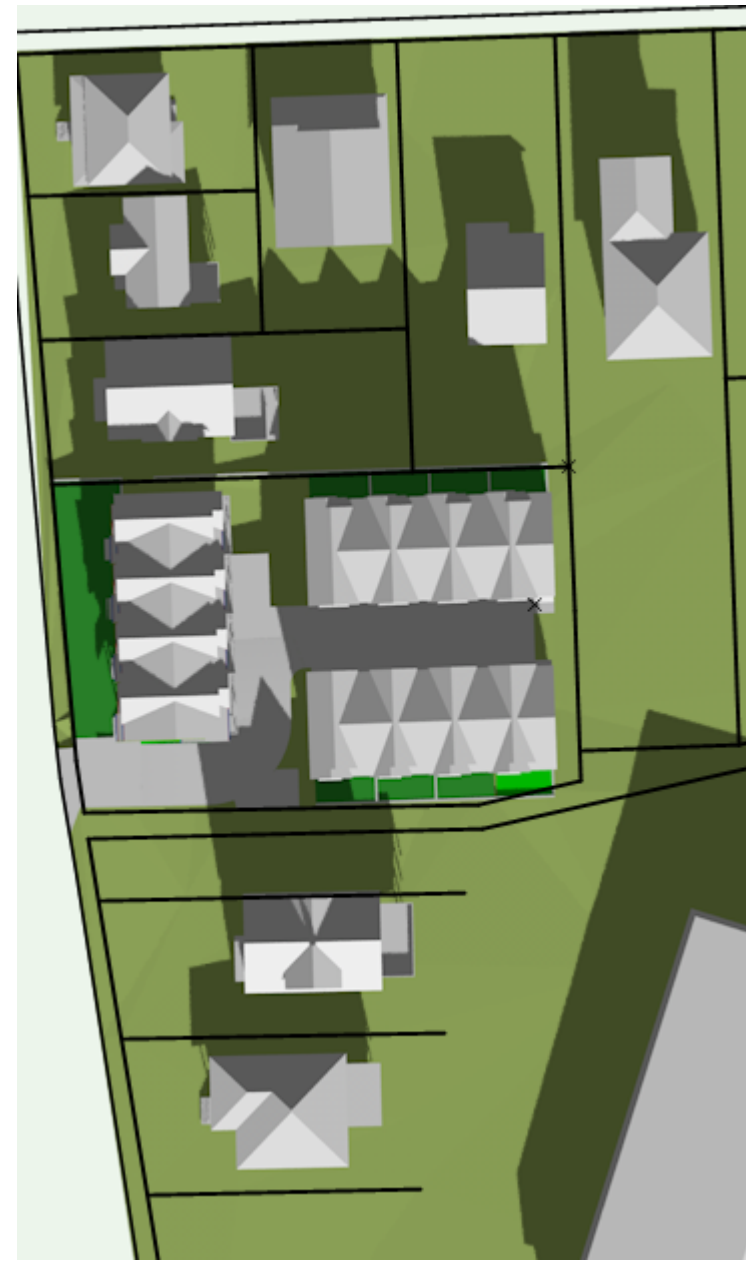
2  
A104  
Option B  
Scale: 1:200



2  
A104  
Option C  
Scale: 1:200



2  
A104  
Option D  
Scale: 1:200



March 20th (SPRING EQUINOX)  
9:00 am



March 20th (SPRING EQUINOX)  
12:00 pm



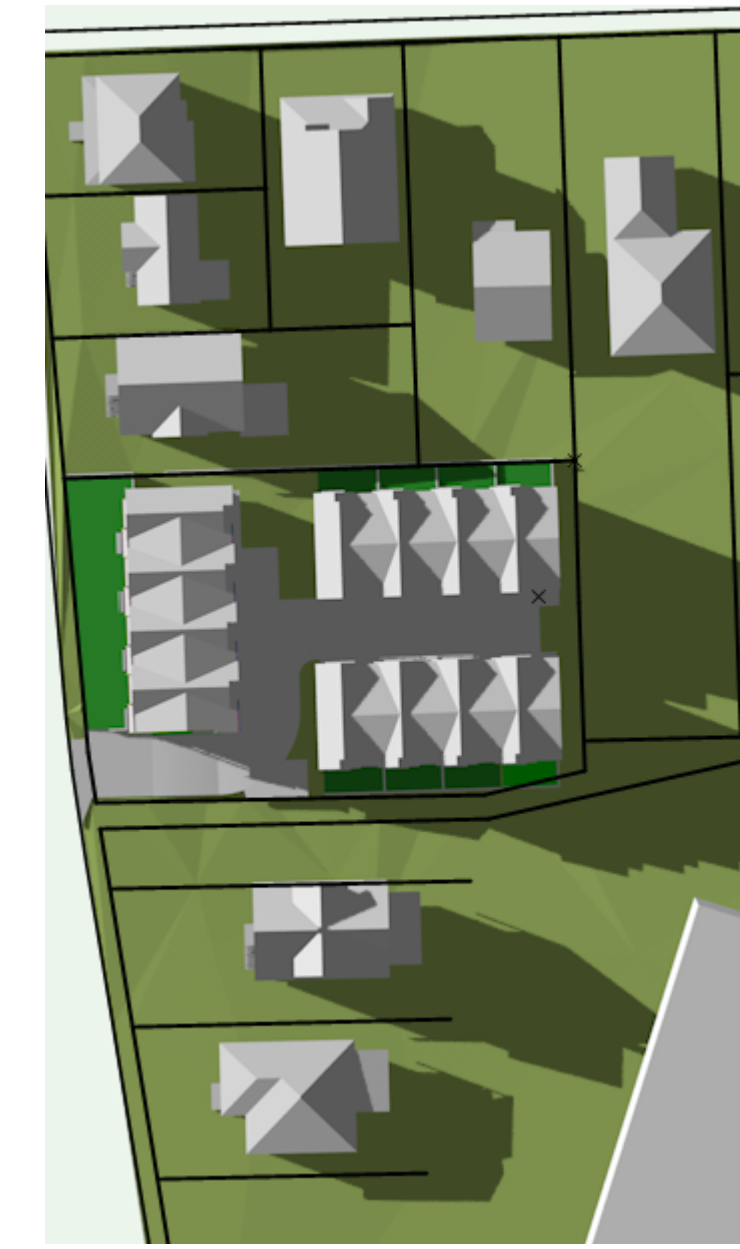
March 20th (SPRING EQUINOX)  
4:00 pm



September 22nd (AUTUMN EQUINOX)  
9:00 am



September 22nd (AUTUMN EQUINOX)  
12:00 pm



September 22nd (AUTUMN EQUINOX)  
4:00 pm



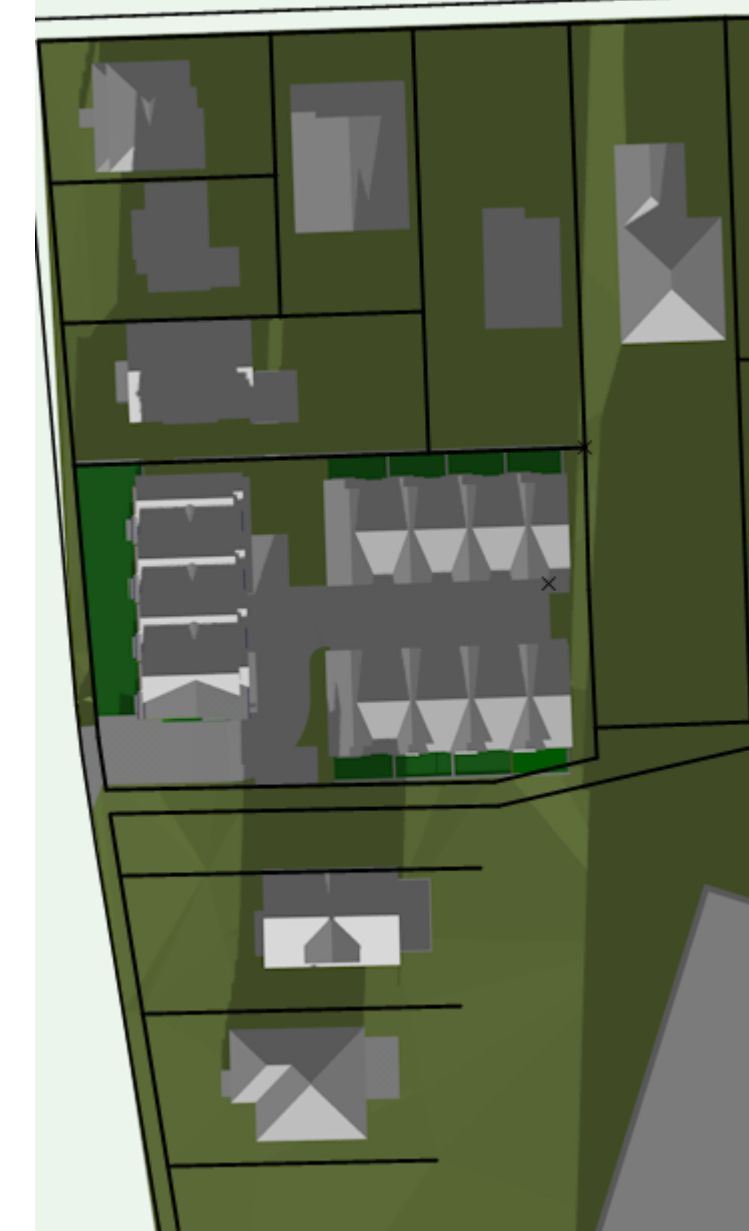
June 21st (SUMMER SOLSTICE)  
9:00 am



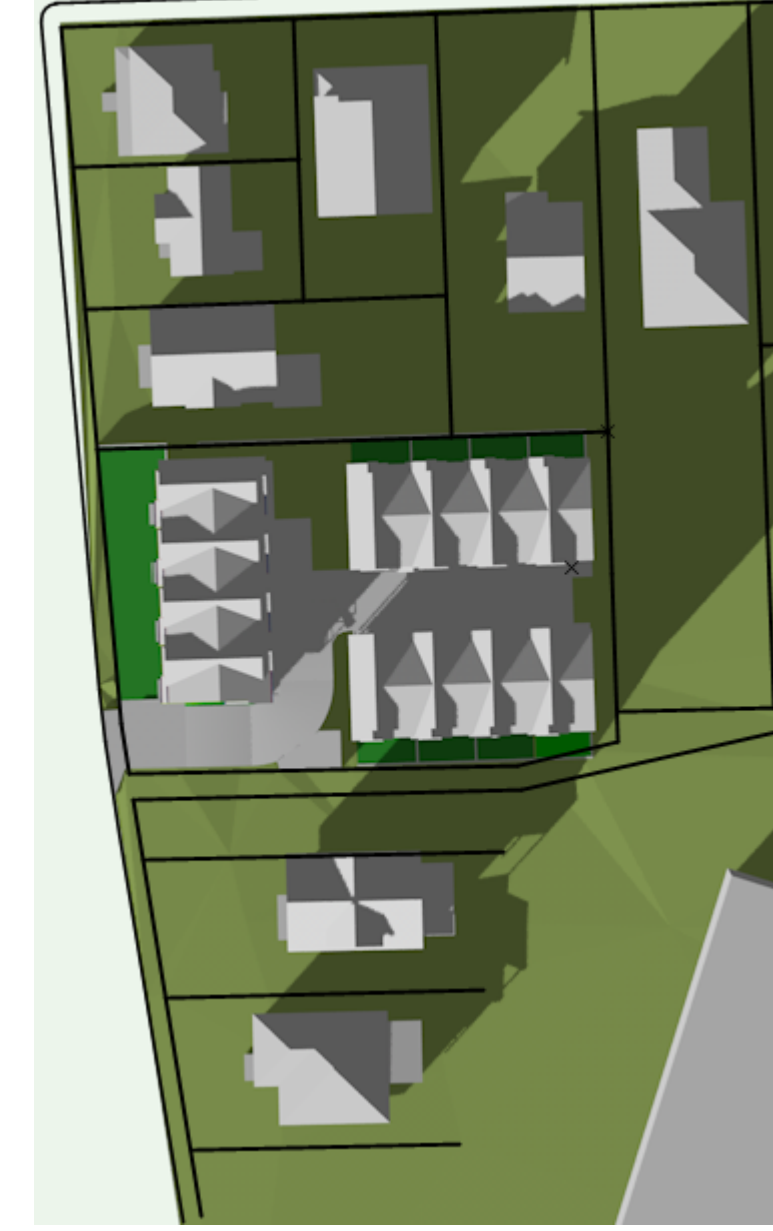
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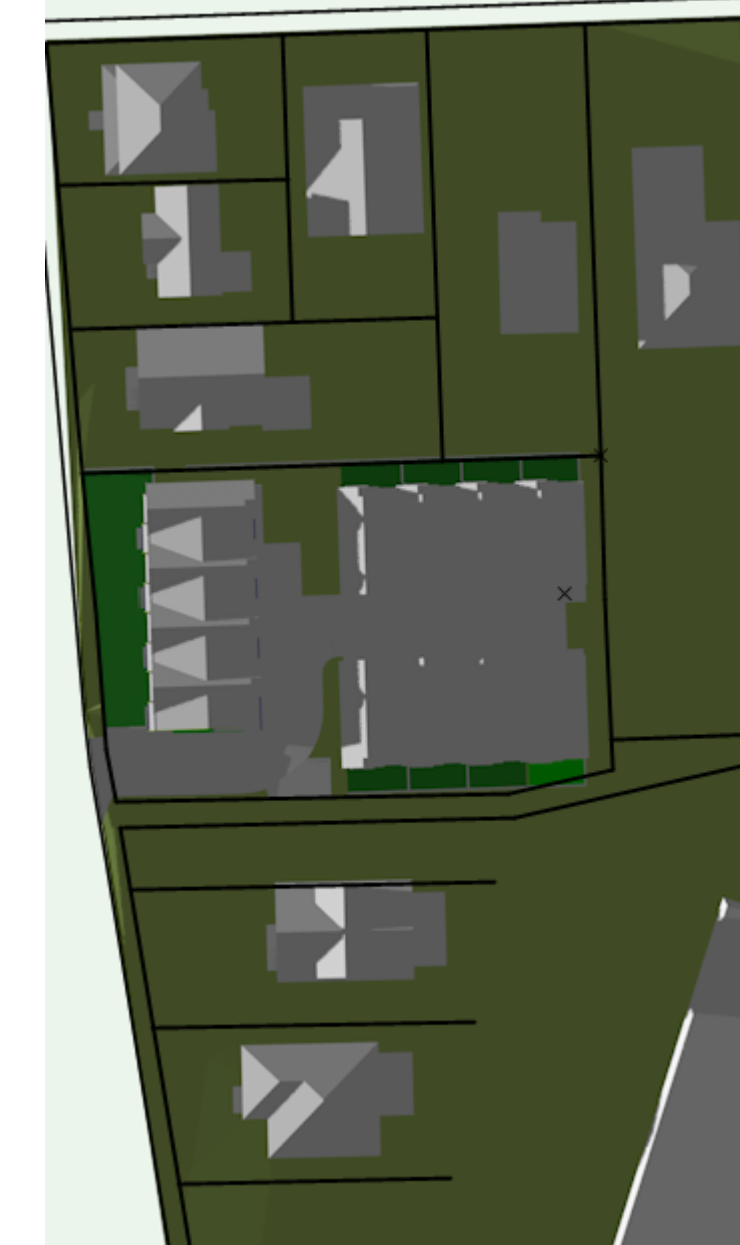
June 21st (SUMMER SOLSTICE)  
4:00 pm



December 22nd (WINTER SOLSTICE)  
9:00 am



December 22nd (WINTER SOLSTICE)  
12:00 pm



December 22nd (WINTER SOLSTICE)  
4:00 pm

**Date**

Mar 13, 2026

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Victoria, BC

**Prepared for**

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**Project #**

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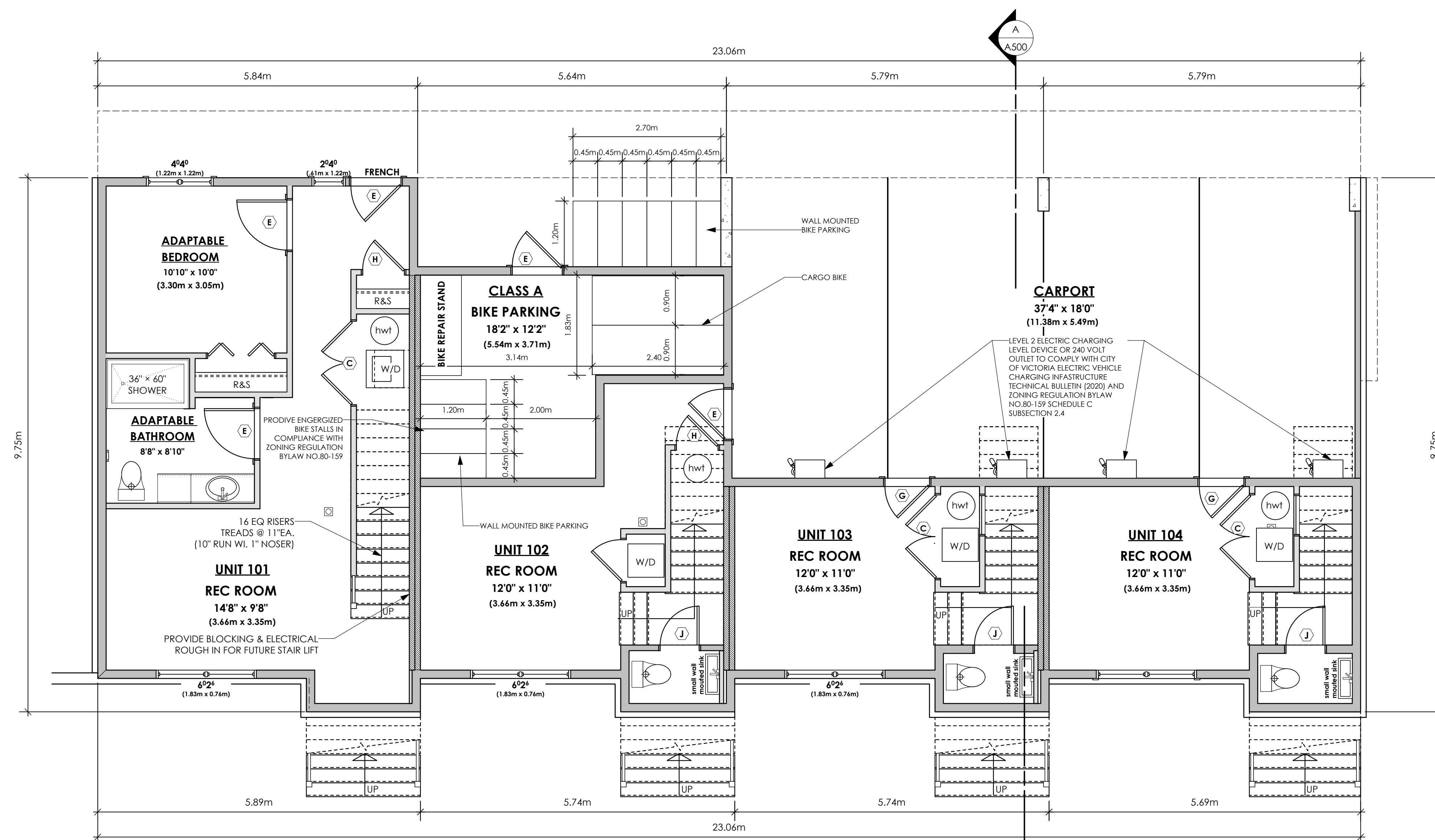
**Scale**

1:200

**Drawn By**

MDK

**A105**



1  
A200

### Lower Floor Plan

Scale: 1:50

Unit 101: 547.83 sq.ft. (50.90 sq.m.)  
Unit 102: 269.19 sq.ft. (25.01 sq.m.)  
Unit 103: 218.83 sq.ft. (20.33 sq.m.)  
Unit 104: 214.83 sq.ft. (19.96 sq.m.)  
Total: 1250.68 sq.ft. (116.20 sq.m.)  
Bike Rm: 183.97 sq.ft. (17.09 sq.m.)

NOTE:  
4 CLASS A BIKE STALL PROVIDED ARE TO BE HUNG STALLS  
2 CLASS A BIKE STALLS PROVIDED ARE TO BE OVERSIZED STALLS  
ALL CLASS A BIKE STALLS ARE TO BE ELECTRIFIED

OPERABLE WINDOW IN EACH BEDROOM TO COMPLY WITH BCBC, 9.9.10.1 & SECTION 30.(e) in Part 3 of BYLAW NO. 18-072 ZONING BYLAW 2018

DOOR SCHEDULE			
A	8/0 X 6/8 (2438 X 2032)	F	2/10 X 6/8 (864 X 2032)
B	6/0 X 6/8 (1829 X 2032)	G	2/8 X 6/8 (813 X 2032)
C	5/0 X 6/8 (1524 X 2032)	H	2/6 X 6/8 (762 X 2032)
D	4/0 X 6/8 (1219 X 2032)	J	2/4 X 6/8 (711 X 2032)
E	3/0 X 6/8 (914 X 2032)	K	2/0 X 6/8 (610 X 2032)
		L	1/6 X 6/8 (508 X 2032)

Date  
Mar 13, 2026

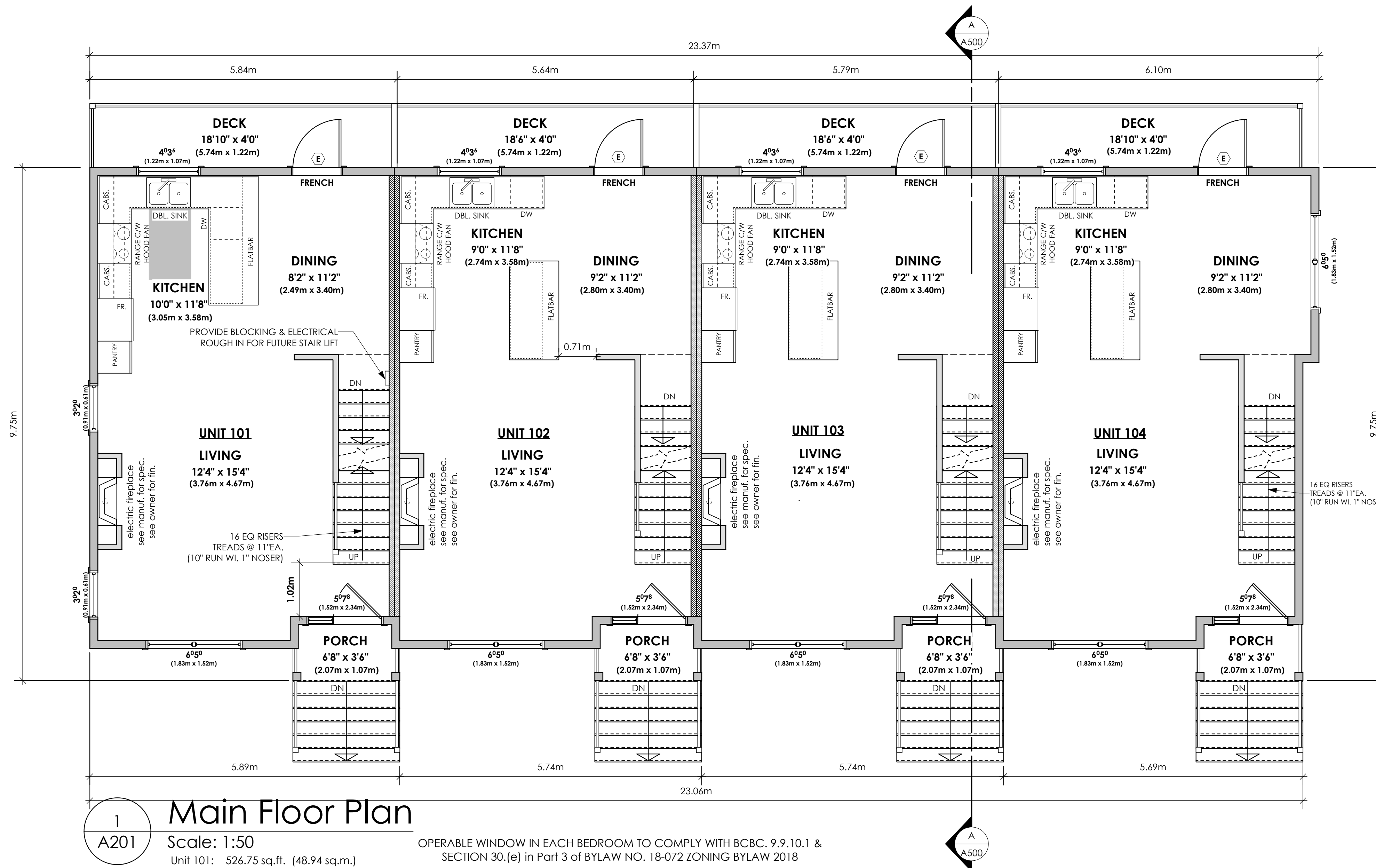
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Scale  
1:50

Drawn By  
MDK

A200



Date

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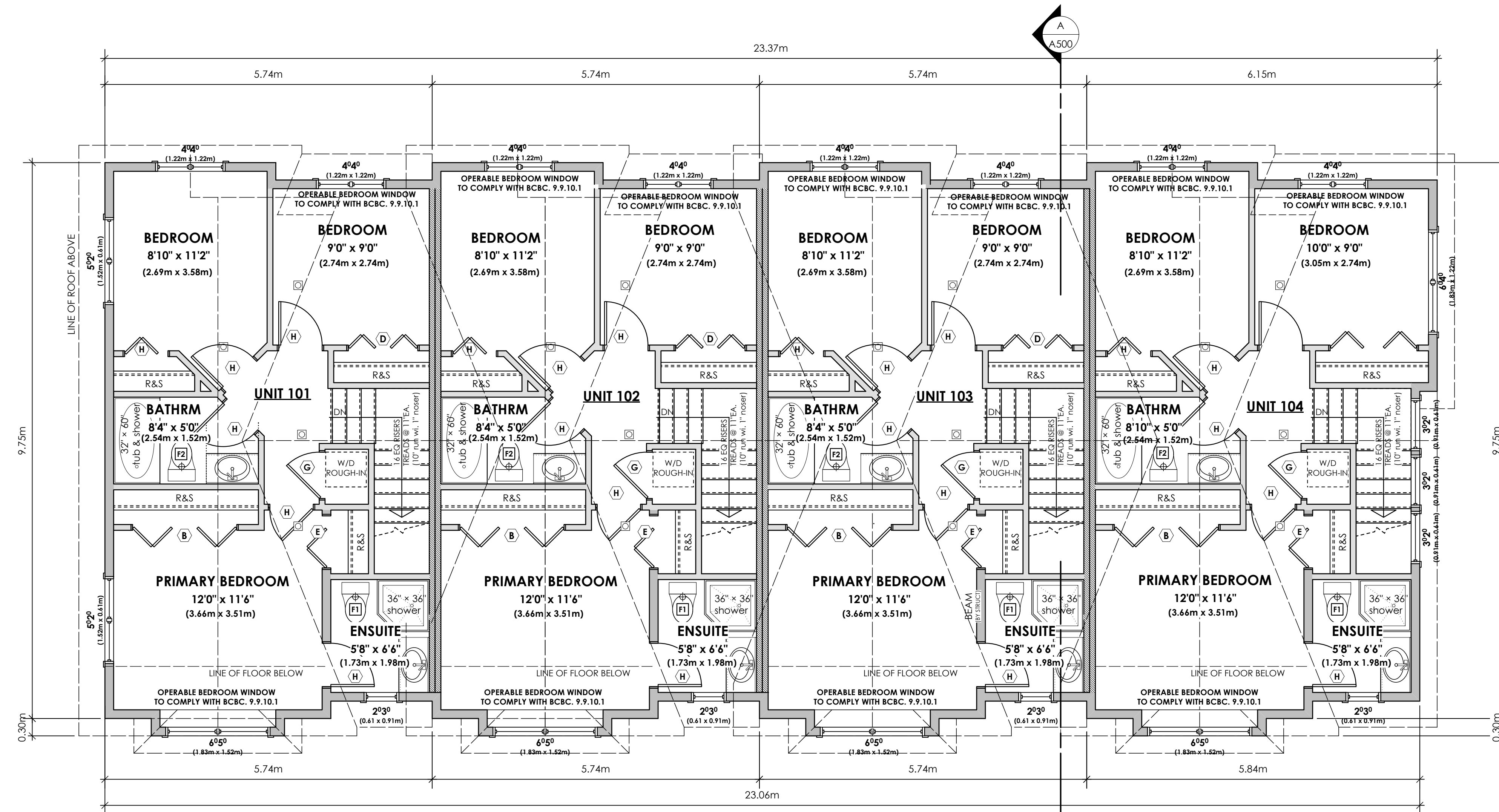
Scale

1:50

Drawn By

MDK

**A201**



1 Upper Floor Plan  
A202 Scale: 1:50

Unit 101: 557.50 sq.ft. (51.79 sq.m.)  
Unit 102: 567.17 sq.ft. (52.69 sq.m.)  
Unit 103: 567.17 sq.ft. (52.69 sq.m.)  
Unit 104: 568.67 sq.ft. (52.83 sq.m.)  
Total: 2260.51 sq.ft. (210.01 sq.m.)

OPERABLE WINDOW IN EACH BEDROOM TO COMPLY WITH BCBC. 9.9.10.1 & SECTION 30.(e) in Part 3 of BYLAW NO. 18-072 ZONING BYLAW 2018

DOOR SCHEDULE

A	8/0 X 6/8 (2438 X 2032)	F	2/10 X 6/8 (864 X 2032)
B	6/0 X 6/8 (1829 X 2032)	G	2/8 X 6/8 (813 X 2032)
C	5/0 X 6/8 (1524 X 2032)	H	2/6 X 6/8 (762 X 2032)
D	4/0 X 6/8 (1219 X 2032)	J	2/4 X 6/8 (711 X 2032)
E	3/0 X 6/8 (914 X 2032)	K	2/0 X 6/8 (610 X 2032)
		L	1/6 X 6/8 (508 X 2032)

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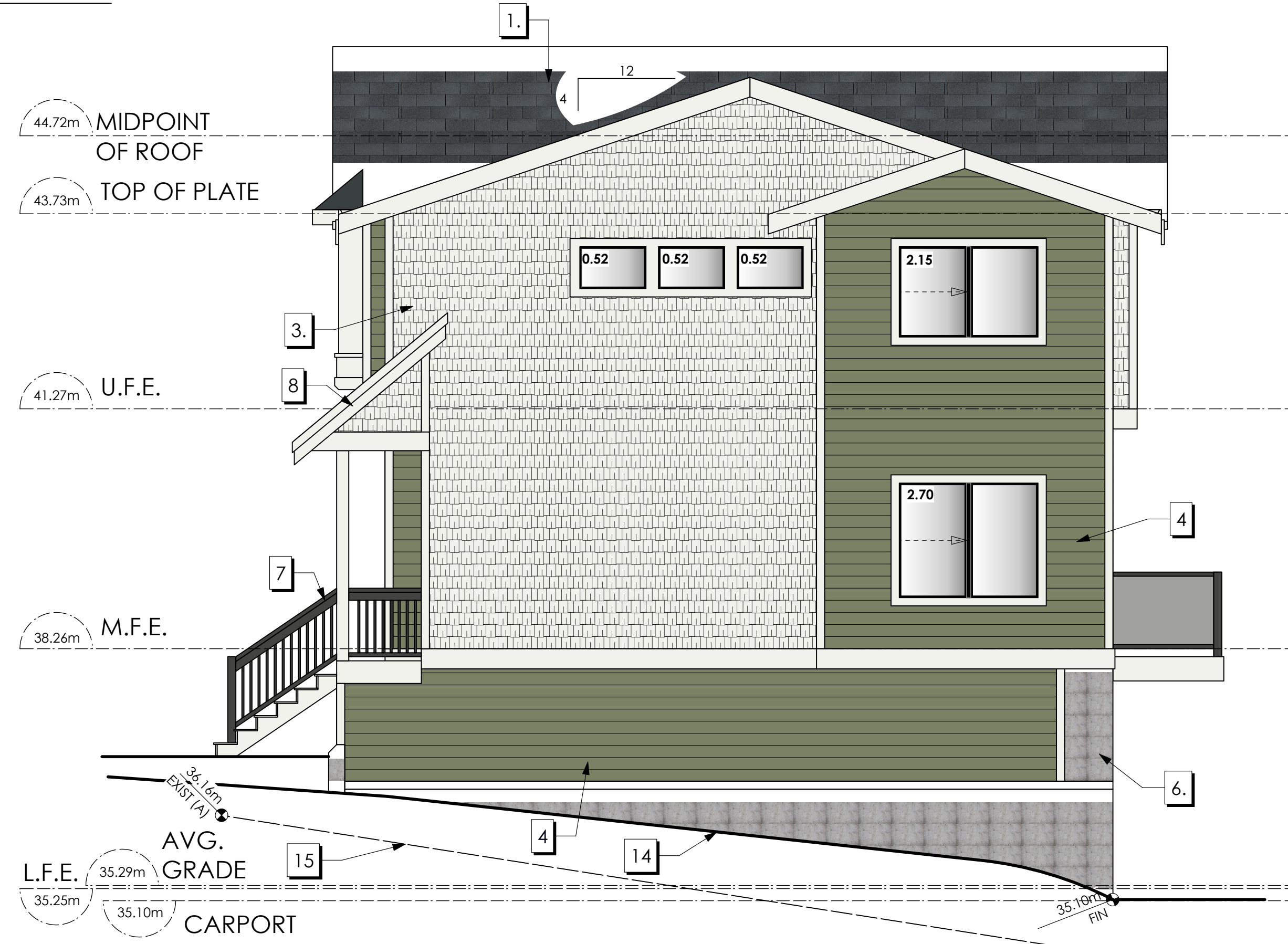
Scale  
1:50

Drawn By  
MDK



1 Front Elevation  
A203 Scale: 1:50

FINISHES & MATERIALS	COLOURS
1 ROOF (ASPHALT)	OXFORD GREY
2 ROOF (METAL)	CASCADIA METALS IRON ORE
3 FIBRE CEMENT SHINGLES	BENJAMIN MOORE: WHITE HERON (OC-57) OR SIMILAR
4 FIBRE CEMENT LAP	BENJAMIN MOORE: GREAT BARRINGTON GREEN (HC-122) OR SIMILAR
5 FIBRE CEMENT LAP	BENJAMIN MOORE: PHILIPSBURG BLUE (HC-159) OR SIMILAR
6 EXPOSED CONCRETE FOUNDATIONS, STEPS AND PATIOS	CONCRETE
7 RAILINGS	POWDER COATED BLACK
8 B/U WD COLUMN, TRIM, FASCIA, STAIRS, GUTTERS, METAL FLASHINGS	BENJAMIN MOORE: WHITE HERON (OC-57) OR SIMILAR
9 FRONT & DECK DOOR	BENJAMIN MOORE: PEALE GREEN (HC-121) OR SIMILAR
10 FRONT & DECK DOOR	BENJAMIN MOORE: HERITAGE RED (HC-181) OR SIMILAR
11 FRONT & DECK DOOR	BENJAMIN MOORE: SUNFLOWER YELLOW (BM 2019-30) OR SIMILAR
12 FRONT & DECK DOOR	BENJAMIN MOORE: TROPICAL TURQUOISE (BM 2052-30) OR SIMILAR
13 SECONDARY ENTRANCE	BENJAMIN MOORE: WROUGHT IRON (BM 2124-10) OR SIMILAR
14 FINISHED GRADE	N/A
15 EXISTING GRADE	N/A



2 Right-Side Elevation  
A203 Scale: 1:50

Elevation	Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening sq.m. Permitted	Opening % Proposed	Opening sq.m. Proposed
Southwest (Rear)						
Unit 101	38.26 sq.m.	13.8 m.	100.00%	38.26 sq.m.	21.14 %	8.09 sq.m.
Unit 102	39.26 sq.m.	14.09 m.	100.00%	39.26 sq.m.	20.61 %	8.09 sq.m.
Unit 103	39.29 sq.m.	14.39 m.	100.00%	39.29 sq.m.	20.59 %	8.09 sq.m.
Unit 104	42.23 sq.m.	14.69 m.	100.00%	42.23 sq.m.	19.16 %	8.09 sq.m.
East						
UNIT 101	61.68 sq.m.	7.63 m.	34.00%	20.97 sq.m.	10.39 %	6.41 sq.m.

Date  
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Drawn By  
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1 Rear Elevation  
A204 Scale: 1:50

FINISHES & MATERIALS	COLOURS
1 ROOF (ASPHALT)	OXFORD GREY
2 ROOF (METAL)	CASCADIA METALS IRON ORE
3 FIBRE CEMENT SHINGLES	BENJAMIN MOORE: WHITE HERON (OC-57) OR SIMILAR
4 FIBRE CEMENT LAP	BENJAMIN MOORE: GREAT BARRINGTON GREEN (HC-122) OR SIMILAR
5 FIBRE CEMENT LAP	BENJAMIN MOORE: PHILIPSBURG BLUE (HC-159) OR SIMILAR
6 EXPOSED CONCRETE FOUNDATIONS, STEPS AND PATIOS	CONCRETE
7 RAILINGS	POWDER COATED BLACK
8 B/U WD COLUMN, TRIM, FASCIA, STAIRS, GUTTERS, METAL FLASHINGS	BENJAMIN MOORE: WHITE HERON (OC-57) OR SIMILAR
9 FRONT & DECK DOOR	BENJAMIN MOORE: PEALE GREEN (HC-121) OR SIMILAR
10 FRONT & DECK DOOR	BENJAMIN MOORE: HERITAGE RED (HC-181) OR SIMILAR
11 FRONT & DECK DOOR	BENJAMIN MOORE: SUNFLOWER YELLOW (BM 2019-30) OR SIMILAR
12 FRONT & DECK DOOR	BENJAMIN MOORE: TROPICAL TURQUOISE (BM 2052-30) OR SIMILAR
13 SECONDARY ENTRANCE	BENJAMIN MOORE: WROUGHT IRON (BM 2124-10) OR SIMILAR
14 FINISHED GRADE	N/A
15 EXISTING GRADE	N/A



2 Left-Side Elevation  
A204 Scale: 1:50

Elevation	Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening sq.m. Permitted	Opening % Proposed	Opening sq.m. Proposed
Northeast (Rear)						
Unit 101	50.12 sq.m.	4.00 m.	18.00%	9.02 sq.m.	17.58 %	8.81 sq.m.
Unit 102	49.68 sq.m.	4.00 m.	28.00%	13.91 sq.m.	10.69 %	5.31 sq.m.
Unit 103	49.68 sq.m.	4.00 m.	28.00%	13.91 sq.m.	10.69 %	5.31 sq.m.
Unit 104	52.76 sq.m.	4.00 m.	18.00%	9.50 sq.m.	10.06 %	5.31 sq.m.
East						
UNIT 101	79.74 sq.m.	2.1 m.	9.00%	7.18 sq.m.	3.51 %	2.80 sq.m.

LEVEL 2 ELECTRIC CHARGING LEVEL DEVICE OR 240 VOLT OUTLET TO COMPLY WITH CITY OF VICTORIA ELECTRIC VEHICLE CHARGING INFRASTRUCTURE TECHNICAL BULLETIN (2020) AND ZONING REGULATION BYLAW NO.80-159 SCHEDULE C SUBSECTION 2.4

Date  
Mar 13, 2026

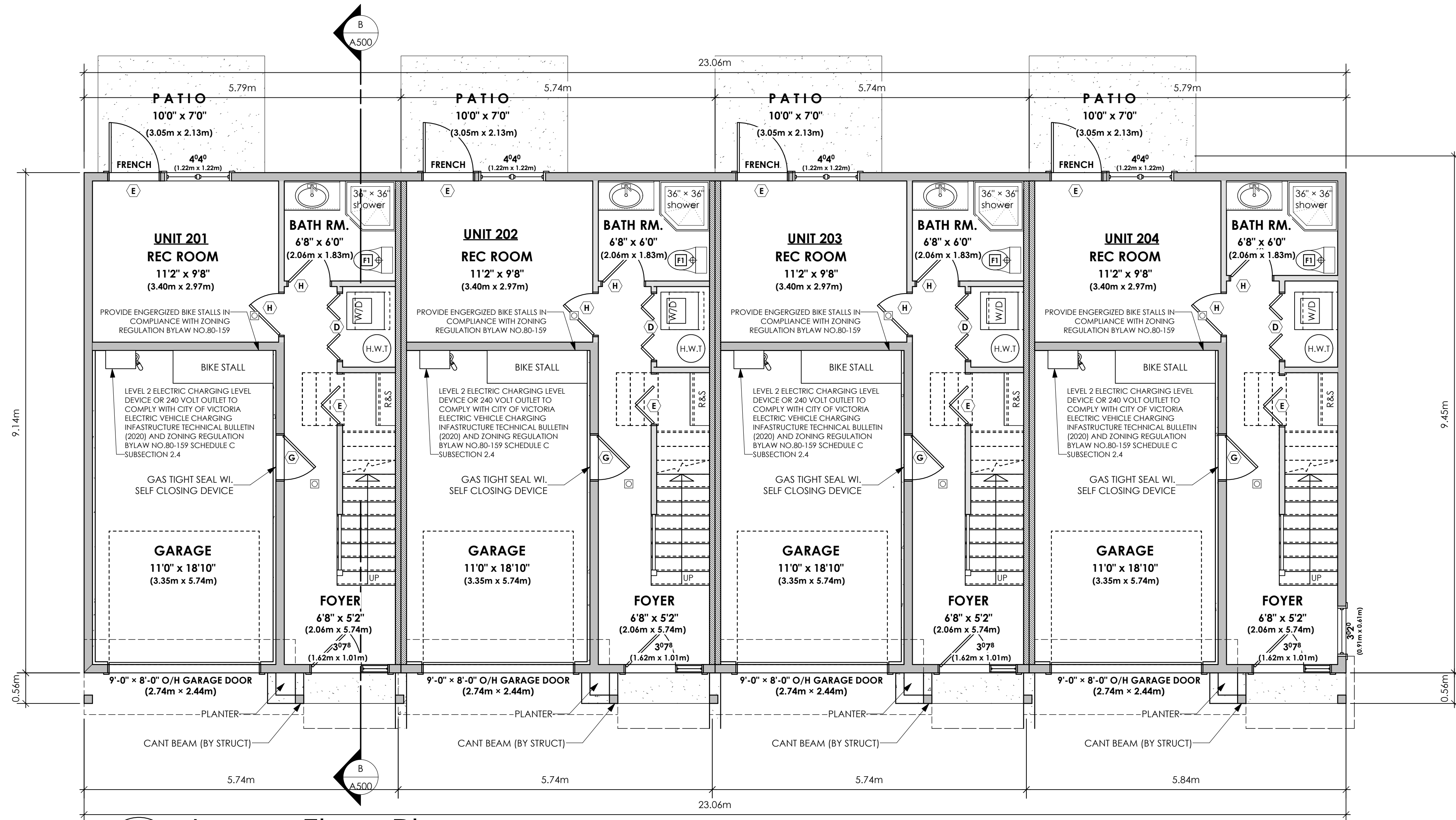
Project Address  
2839/2845 Cedarhill Road  
Victoria, BC

Prepared for  
Maximus Private Capital Inc.

Project #  
8895

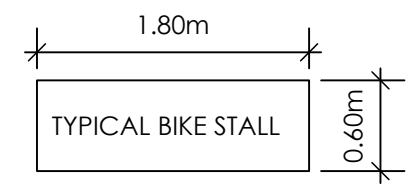
Scale  
1:50

Drawn By  
MDK



**1 Lower Floor Plan**  
Scale: 1:50  
OPERABLE WINDOW IN EACH BEDROOM TO COMPLY WITH BCBC, 9.9, 10.1 & SECTION 30.(e) in Part 3 of BYLAW NO. 18-072 ZONING BYLAW 2018

DWELLINGS			GARAGES		
Unit 201:	307.72 sq.ft.	(28.84 sq.m.)	Unit 201:	228.78 sq.ft.	(21.25 sq.m.)
Unit 202:	317.39 sq.ft.	(29.49 sq.m.)	Unit 202:	228.78 sq.ft.	(21.25 sq.m.)
Unit 203:	317.39 sq.ft.	(29.49 sq.m.)	Unit 203:	228.78 sq.ft.	(21.25 sq.m.)
Unit 204:	314.17 sq.ft.	(29.19 sq.m.)	Unit 204:	222.33 sq.ft.	(20.66 sq.m.)
<b>TOTAL:</b>	<b>1256.67 sq.ft.</b>	<b>(116.75 sq.m.)</b>	<b>TOTAL:</b>	<b>908.78 sq.ft.</b>	<b>(84.41 sq.m.)</b>



DOOR SCHEDULE

A	8/0 X 6/8 (2438 X 2032)	F	2/10 X 6/8 (864 X 2032)
B	6/0 X 6/8 (1829 X 2032)	G	2/8 X 6/8 (813 X 2032)
C	5/0 X 6/8 (1524 X 2032)	H	2/6 X 6/8 (762 X 2032)
D	4/0 X 6/8 (1219 X 2032)	J	2/4 X 6/8 (711 X 2032)
E	3/0 X 6/8 (914 X 2032)	K	2/0 X 6/8 (610 X 2032)
		L	1/6 X 6/8 (508 X 2032)

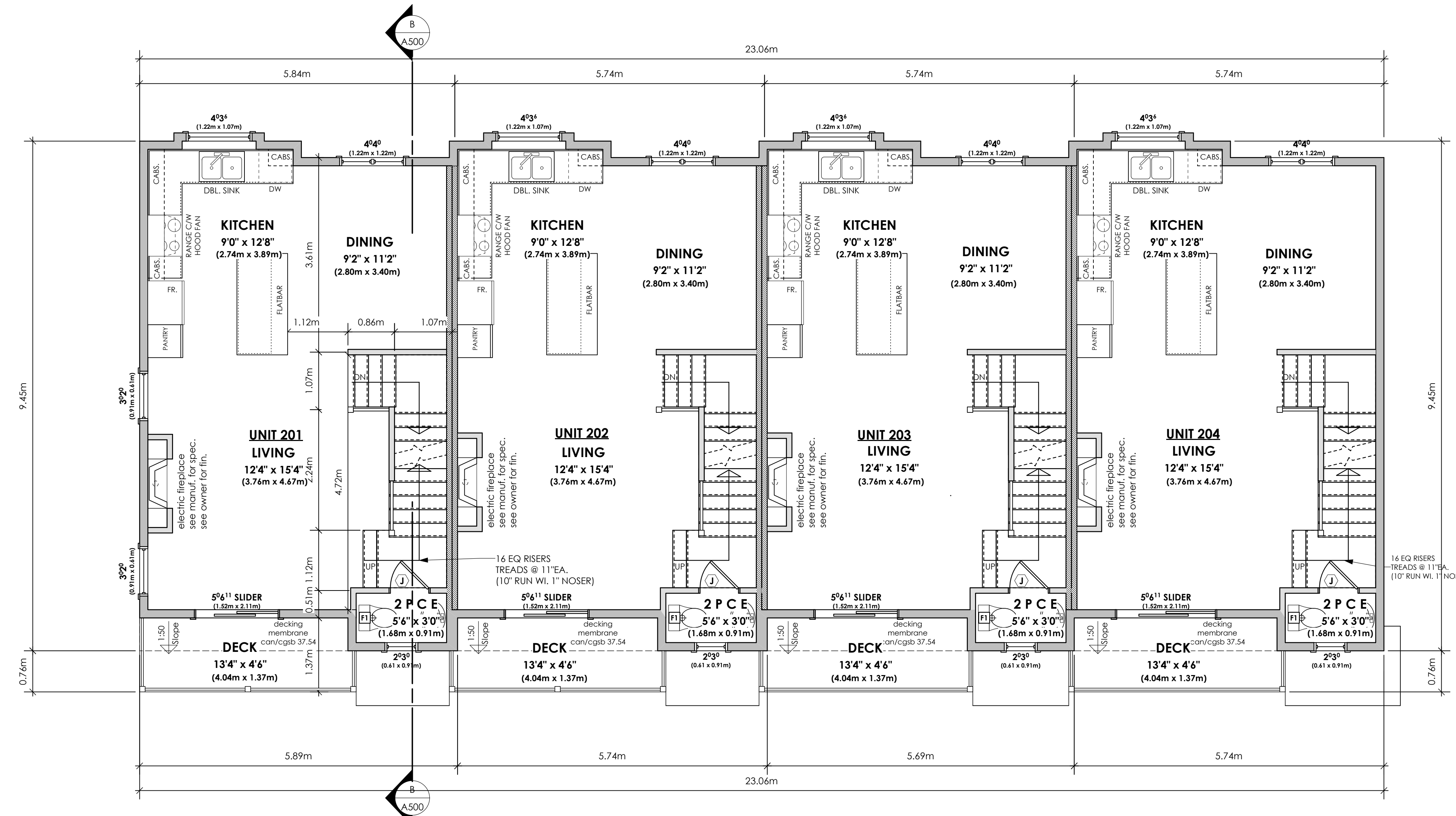
Date  
Feb 24, 2026

Project Address  
2839/2845 Cedarhill Road  
Victoria, BC  
Prepared for  
Maximus Private Capital Inc.

Project #  
8895

Scale  
1:50

Drawn By  
MDK



1 Main Floor Plan  
A301 Scale: 1:50

Unit 201:	519.18 sq.ft.	(48.23 sq.m.)
Unit 202:	528.18 sq.ft.	(49.07 sq.m.)
Unit 203:	528.18 sq.ft.	(49.07 sq.m.)
Unit 204:	518.85 sq.ft.	(48.20 sq.m.)
TOTAL:	2094.39 sq.ft.	(194.57 sq.m.)

OPERABLE WINDOW IN EACH BEDROOM TO COMPLY WITH BCBC. 9.9.10.1 & SECTION 30.(e) in Part 3 of BYLAW NO. 18-072 ZONING BYLAW 2018

DOOR SCHEDULE

A	8/0 X 6/8 (2438 X 2032)	F	2/10 X 6/8 (864 X 2032)
B	6/0 X 6/8 (1829 X 2032)	G	2/8 X 6/8 (813 X 2032)
C	5/0 X 6/8 (1524 X 2032)	H	2/6 X 6/8 (762 X 2032)
D	4/0 X 6/8 (1219 X 2032)	J	2/4 X 6/8 (711 X 2032)
E	3/0 X 6/8 (914 X 2032)	K	2/0 X 6/8 (610 X 2032)
		L	1/6 X 6/8 (508 X 2032)

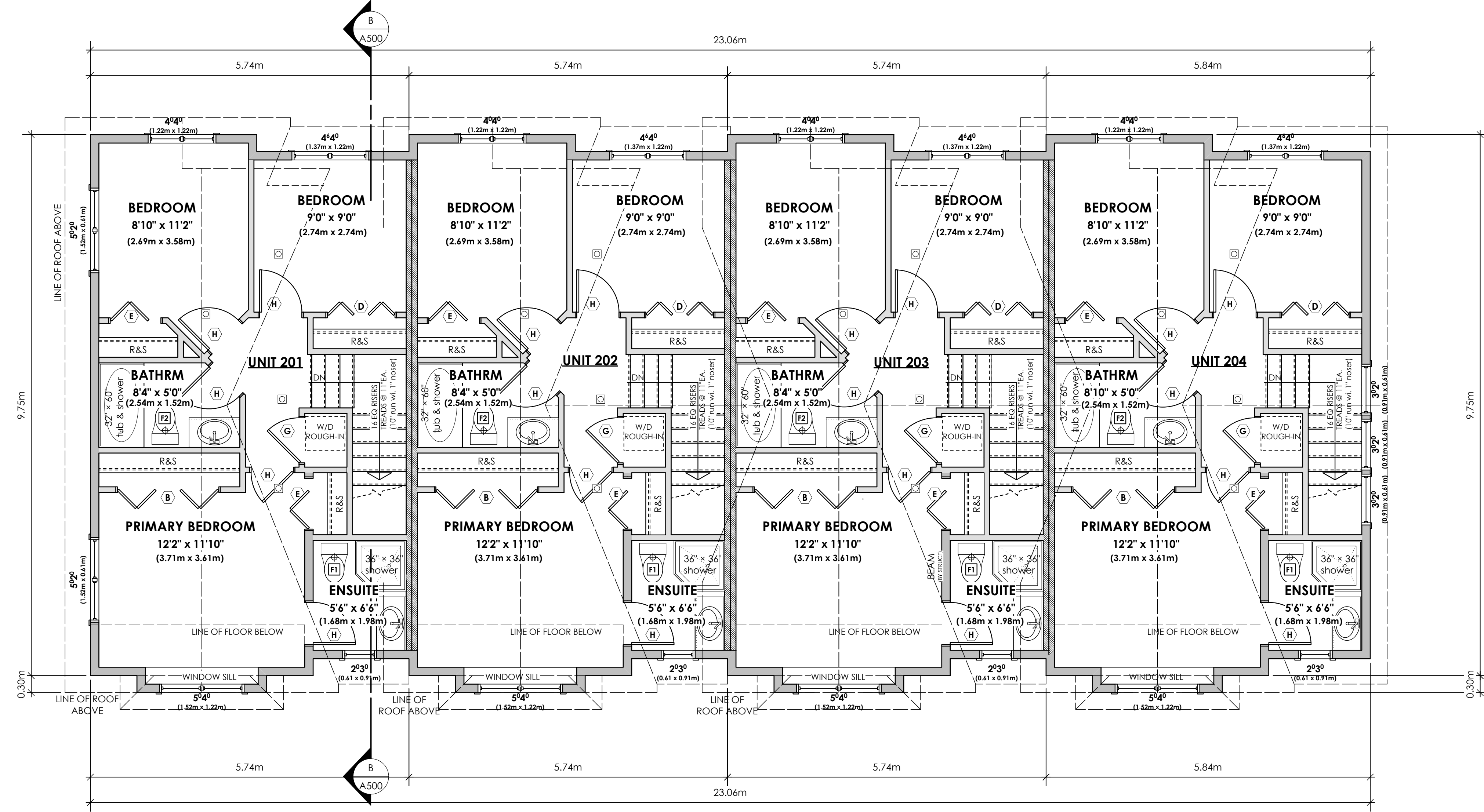
Date  
Feb 24, 2026

Project Address  
2839/2845 Cedarhill Road  
Victoria, BC  
Prepared for  
Maximus Private Capital Inc.

Project #  
8895

Scale  
1:50

Drawn By  
MDK



**1** Upper Floor Plan  
A302 Scale: 1:50

Unit 201:	557.50 sq.ft.	(51.79 sq.m.)
Unit 202:	567.17 sq.ft.	(52.69 sq.m.)
Unit 203:	567.17 sq.ft.	(52.69 sq.m.)
Unit 204:	557.50 sq.ft.	(51.79 sq.m.)
<b>TOTAL:</b>	<b>2249.34 sq.ft.</b>	<b>(208.96 sq.m.)</b>

OPERABLE WINDOW IN EACH BEDROOM TO COMPLY WITH BCBC. 9.9.10.1 & SECTION 30.(e) in Part 3 of BYLAW NO. 18-072 ZONING BYLAW 2018

DOOR SCHEDULE

A	8/0 X 6/8 (2438 X 2032)	F	2/10 X 6/8 (864 X 2032)
B	6/0 X 6/8 (1829 X 2032)	G	2/8 X 6/8 (813 X 2032)
C	5/0 X 6/8 (1524 X 2032)	H	2/6 X 6/8 (762 X 2032)
D	4/0 X 6/8 (1219 X 2032)	J	2/4 X 6/8 (711 X 2032)
E	3/0 X 6/8 (914 X 2032)	K	2/0 X 6/8 (610 X 2032)
		L	1/6 X 6/8 (508 X 2032)

Date  
Feb 24, 2026

Project Address  
2839/2845 Cedarhill Road  
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Prepared for  
Maximus Private Capital Inc.

Project #  
8895

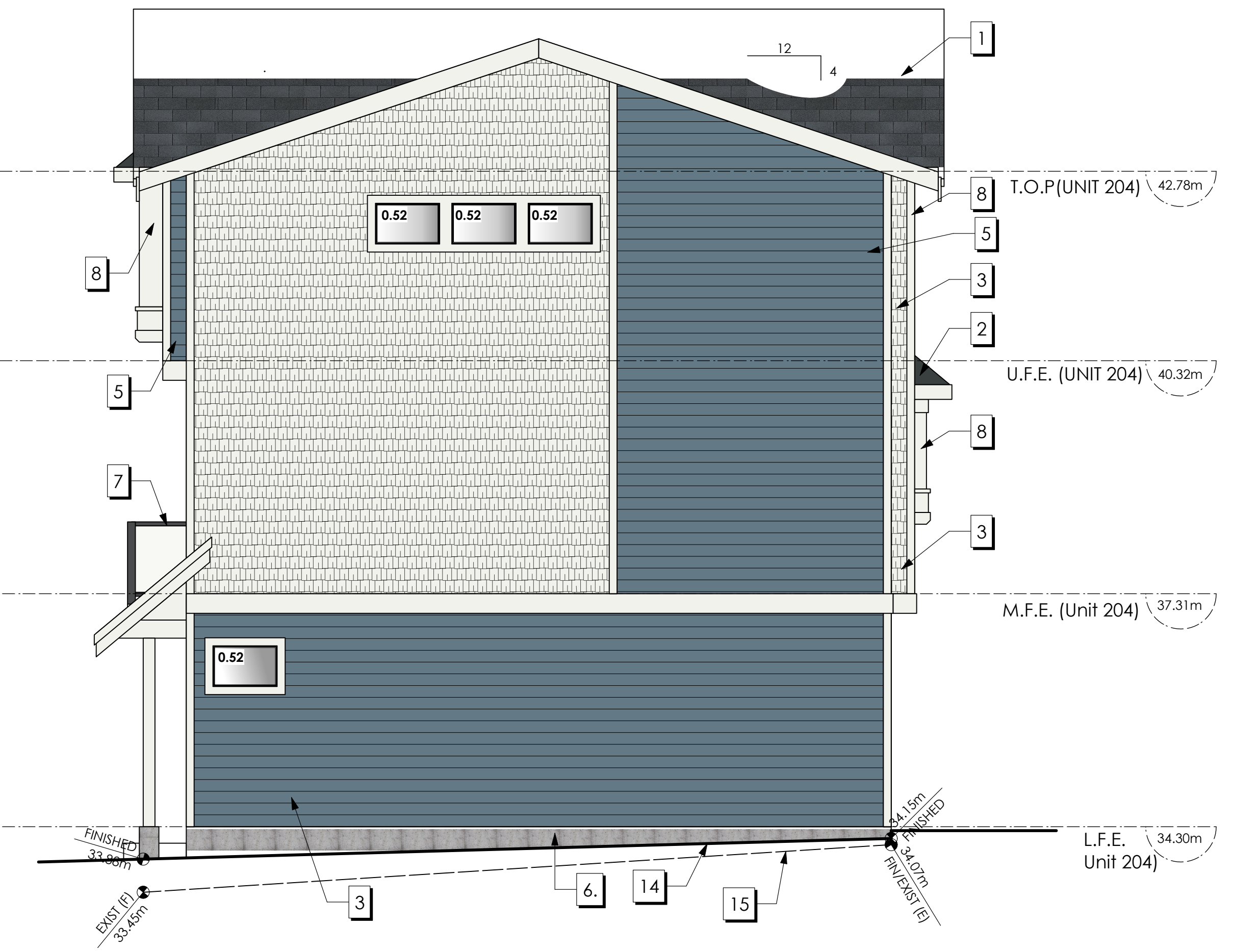
Scale  
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Drawn By  
MDK



FINISHES & MATERIALS	COLOURS
1 ROOF (ASPHALT)	OXFORD GREY
2 ROOF (METAL)	CASCADIA METALS IRON ORE
3 FIBRE CEMENT SHINGLES	BENJAMIN MOORE: WHITE HERON (OC-57) OR SIMILAR
4 FIBRE CEMENT LAP	BENJAMIN MOORE: GREAT BARRINGTON GREEN (HC-122) OR SIMILAR
5 FIBRE CEMENT LAP	BENJAMIN MOORE: PHILPSBURG BLUE (HC-159) OR SIMILAR
6 EXPOSED CONCRETE FOUNDATIONS, STEPS AND PATIOS	CONCRETE
7 RAILINGS	POWDER COATED BLACK
8 B/U WD COLUMN, TRIM, FASCIA, STAIRS, GUTTERS, METAL FLASHINGS	BENJAMIN MOORE: WHITE HERON (OC-57) OR SIMILAR
9 FRONT & REAR DOOR	BENJAMIN MOORE: PEALE GREEN (HC-121) OR SIMILAR
10 FRONT & REAR DOOR	BENJAMIN MOORE: HERITAGE RED (HC-181) OR SIMILAR
11 FRONT & REAR DOOR	BENJAMIN MOORE: SUNFLOWER YELLOW (BM 2019-30) OR SIMILAR
12 FRONT & REAR DOOR	BENJAMIN MOORE: TROPICAL TURQUOISE (BM 2052-30) OR SIMILAR
13 GARAGE & SERVICE DOORS	BENJAMIN MOORE: WROUJNGHT IRON (BM 2124-10) OR SIMILAR
14 FINISHED GRADE	N/A
15 EXISTING GRADE	N/A

1 Front Elevation  
A303 Scale: 1:50



2 Southwest (Left-Side) Elevation  
A304 Scale: 1:50

Elevation	Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening sq.m. Permitted	Opening % Proposed	Opening sq.m. Proposed
Southwest (Rear)						
Unit 201	54.36 sq.m.	3.26 m.	14.63%	7.95 sq.m.	13.30 %	7.23 sq.m.
Unit 202	50.99 sq.m.	3.26 m.	14.63%	7.46 sq.m.	14.18 %	7.23 sq.m.
Unit 203	50.99 sq.m.	3.26 m.	14.63%	7.46 sq.m.	14.18 %	7.23 sq.m.
Unit 204	50.99 sq.m.	3.26 m.	14.63%	7.46 sq.m.	14.18 %	7.23 sq.m.
Northeast						
Unit 204	82.87 sq.m.	2.39 m.	9.00%	7.46 sq.m.	2.51 %	2.08 sq.m.

\*COMPLIES WITH BCBC Table 9.10.15.4-A. LIMITING DISTANCE PERCENTAGES PRORATED

Date  
Feb 24, 2026

Project Address  
2839/2845 Cedarhill Road  
Victoria, BC  
Prepared for  
Maximus Private Capital Inc.

Project #  
8895

Scale  
1:50

Drawn By  
MDK

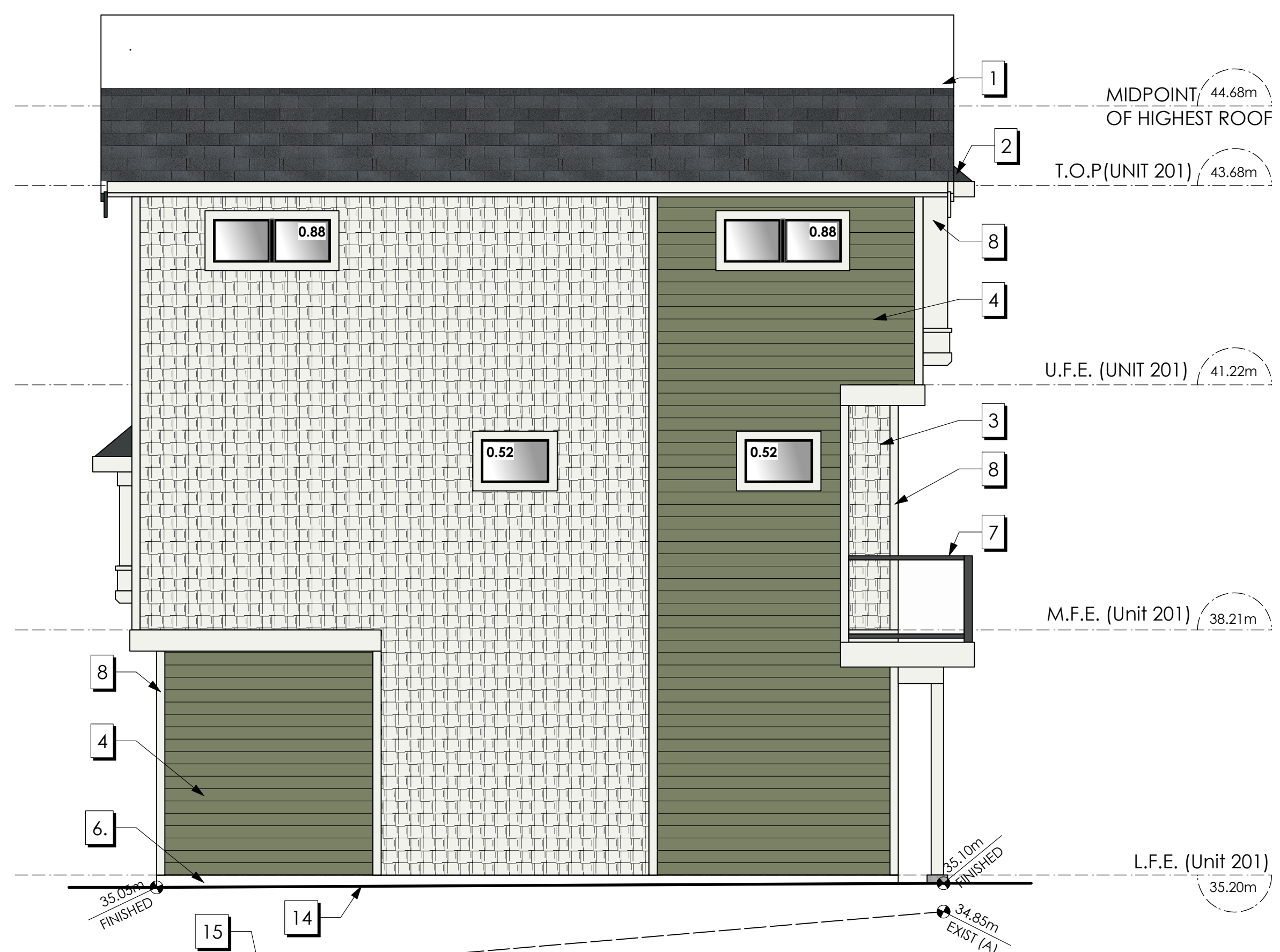


1 Northeast (Rear)  
Scale: 1:50

	FINISHES & MATERIALS	COLOURS
1	ROOF (ASPHALT)	OXFORD GREY
2	ROOF (METAL)	CASCADIA METALS IRON ORE
3	FIBRE CEMENT SHINGLES	BENJAMIN MOORE: WHITE HERON (OC-57) OR SIMILAR
4	FIBRE CEMENT LAP	BENJAMIN MOORE: GREAT BARRINGTON GREEN (HC-122) OR SIMILAR
5	FIBRE CEMENT LAP	BENJAMIN MOORE: PHILPSBURG BLUE (HC-159) OR SIMILAR
6	EXPOSED CONCRETE FOUNDATIONS, STEPS AND PATIOS	CONCRETE
7	RAILINGS	POWDER COATED BLACK
8	B/U WD COLUMN, TRIM, FASCIA, STAIRS, GUTTERS, METAL FLASHINGS	BENJAMIN MOORE: WHITE HERON (OC-57) OR SIMILAR
9	FRONT & REAR DOOR	BENJAMIN MOORE: PEALE GREEN (HC-121) OR SIMILAR
10	FRONT & REAR DOOR	BENJAMIN MOORE: HERITAGE RED (HC-181) OR SIMILAR
11	FRONT & REAR DOOR	BENJAMIN MOORE: SUNFLOWER YELLOW (BM 2019-30) OR SIMILAR
12	FRONT & REAR DOOR	BENJAMIN MOORE: TROPICAL TURQUOISE (BM 2052-30) OR SIMILAR
13	GARAGE & SERVICE DOORS	BENJAMIN MOORE: WROUGHT IRON (BM 2124-10) OR SIMILAR
14	FINISHED GRADE	N/A
15	EXISTING GRADE	N/A

Elevation	Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening sq.m. Permitted	Opening % Proposed	Opening sq.m. Proposed
Northeast (Rear)						
Unit 201	49.99 sq.m.	3.27 m.	23.50%	11.75 sq.m.	16.70 %	8.35 sq.m.
Unit 202	49.68 sq.m.	3.27 m.	23.50%	11.67 sq.m.	16.81 %	8.35 sq.m.
Unit 203	49.68 sq.m.	3.27 m.	23.50%	11.67 sq.m.	16.81 %	8.35 sq.m.
Unit 204	49.98 sq.m.	3.27 m.	23.50%	11.75 sq.m.	16.71 %	8.35 sq.m.
SouthWest						
UNIT 301	81.27 sq.m.	4.37 m.	18.00%	14.63 sq.m.	3.45 %	2.80 sq.m.

\*COMPLIES WITH BCBC Table 9.10.15.4-A. LIMITING DISTANCE PERCENTAGES PRORATED



2 Right-Side Elevation  
Scale: 1:50

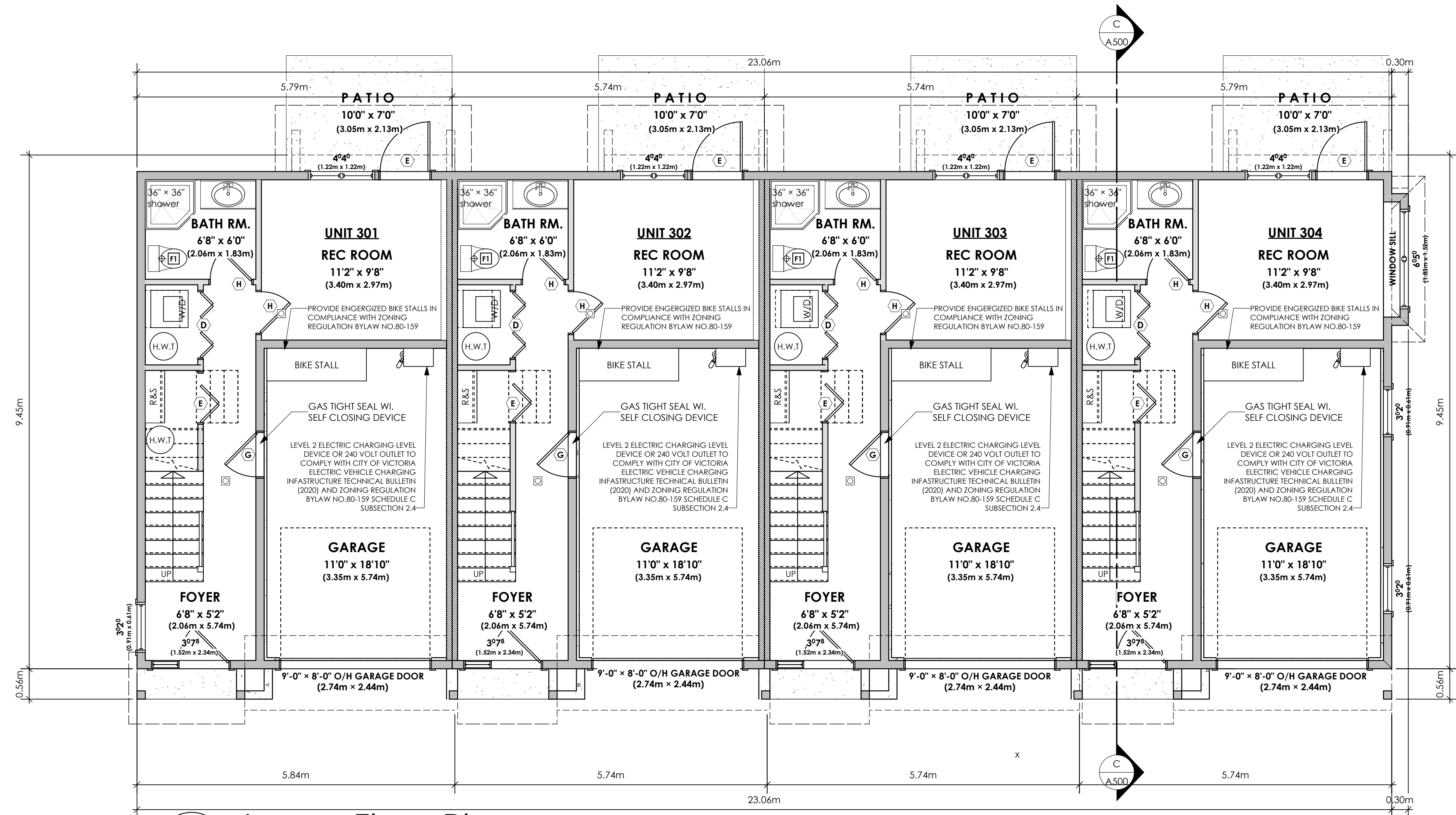
Date  
Feb 24, 2026

Project Address  
2839/2845 Cedarhill Road  
Victoria, BC  
Prepared for  
Maximus Private Capital Inc.

Project #  
8895

Scale  
1:50

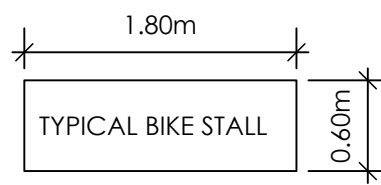
Drawn By  
MDK



**1 Lower Floor Plan**  
A400 Scale: 1:50

OPERABLE WINDOW IN EACH BEDROOM TO COMPLY WITH BCBC, 9.9.10.1 & SECTION 30.(e) in Part 3 of BYLAW NO. 18-072 ZONING BYLAW 2018

DWELLINGS		GARAGES	
Unit 301:	307.72 sq.ft. (28.59 sq.m.)	Unit 301:	228.78 sq.ft. (21.25 sq.m.)
Unit 302:	317.39 sq.ft. (29.49 sq.m.)	Unit 302:	228.78 sq.ft. (21.25 sq.m.)
Unit 303:	317.39 sq.ft. (29.49 sq.m.)	Unit 303:	228.78 sq.ft. (21.25 sq.m.)
Unit 304:	314.17 sq.ft. (29.19 sq.m.)	Unit 304:	222.33 sq.ft. (20.66 sq.m.)
<b>TOTAL:</b>	<b>1256.67 sq.ft. (116.76 sq.m.)</b>	<b>TOTAL:</b>	<b>908.78 sq.ft. (84.41 sq.m.)</b>



DOOR SCHEDULE

A	8/0 X 6/8 (2438 X 2032)	F	2/10 X 6/8 (864 X 2032)
B	6/0 X 6/8 (1829 X 2032)	G	2/8 X 6/8 (813 X 2032)
C	5/0 X 6/8 (1524 X 2032)	H	2/6 X 6/8 (762 X 2032)
D	4/0 X 6/8 (1219 X 2032)	J	2/4 X 6/8 (711 X 2032)
E	3/0 X 6/8 (914 X 2032)	K	2/0 X 6/8 (610 X 2032)
		L	1/6 X 6/8 (508 X 2032)

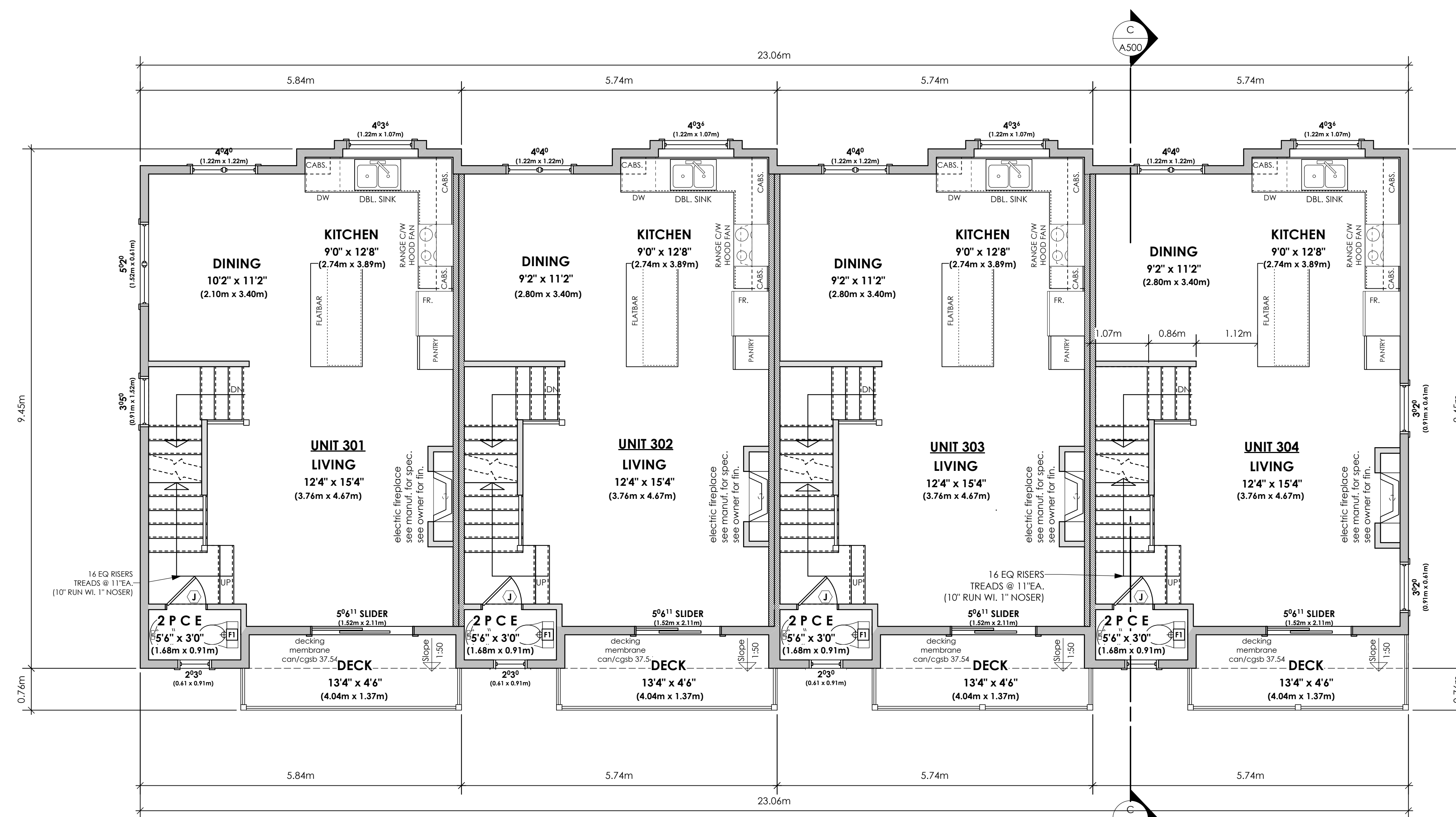
Date  
Mar 13, 2026

Project Address  
2839/2845 Cedarhill Road  
Victoria, BC  
Prepared for  
Maximus Private Capital Inc.

Project #  
8895

Scale  
1:50

Drawn By  
MDK



1 Main Floor Plan  
A401 Scale: 1:50

Unit 301:	519.18 sq.ft.	(48.22 sq.m.)
Unit 302:	528.18 sq.ft.	(49.07 sq.m.)
Unit 303:	528.18 sq.ft.	(49.07 sq.m.)
Unit 304:	518.85 sq.ft.	(48.20 sq.m.)
TOTAL:	2094.39 sq.ft.	(194.57 sq.m.)

OPERABLE WINDOW IN EACH BEDROOM TO COMPLY WITH BCBC, 9.9.10.1 & SECTION 30.(e) in Part 3 of BYLAW NO. 18-072 ZONING BYLAW 2018

DOOR SCHEDULE

A	8/0 X 6/8 (2438 X 2032)	F	2/10 X 6/8 (864 X 2032)
B	6/0 X 6/8 (1829 X 2032)	G	2/8 X 6/8 (813 X 2032)
C	5/0 X 6/8 (1524 X 2032)	H	2/6 X 6/8 (762 X 2032)
D	4/0 X 6/8 (1219 X 2032)	J	2/4 X 6/8 (711 X 2032)
E	3/0 X 6/8 (914 X 2032)	K	2/0 X 6/8 (610 X 2032)
		L	1/6 X 6/8 (508 X 2032)

Date  
Mar 13, 2026

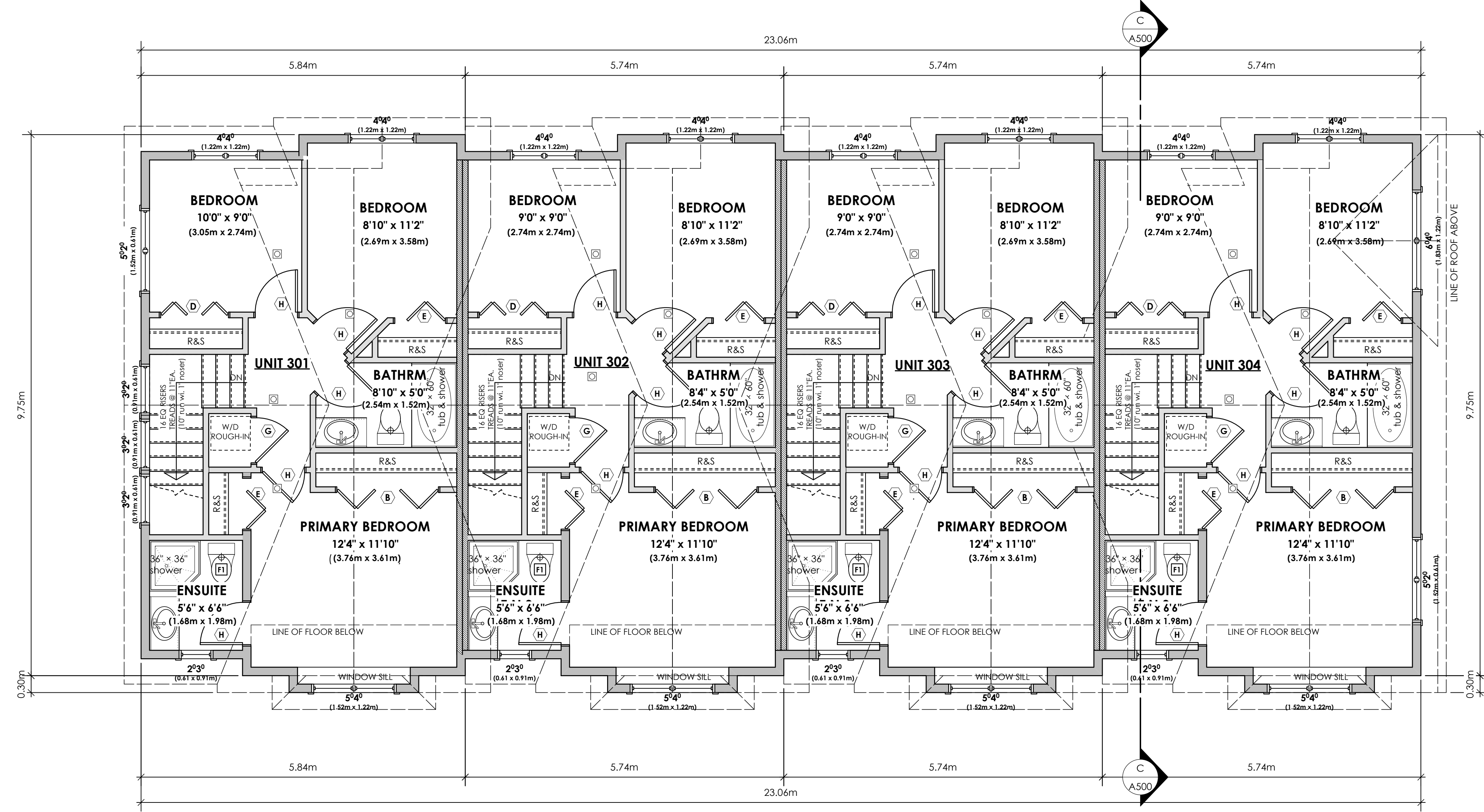
Project Address  
2839/2845 Cedarhill Road  
Victoria, BC  
Prepared for  
Maximus Private Capital Inc.

Project #  
8895

Scale  
1:50

Drawn By  
MDK

A401



**1** Upper Floor Plan  
A402

Scale: 1:50  
OPERABLE WINDOW IN EACH BEDROOM TO COMPLY WITH BCBC. 9.9.10.1 & SECTION 30.(e) in Part 3 of BYLAW NO. 18-072 ZONING BYLAW 2018

Unit 201:	557.50 sq.ft.	(51.79 sq.m.)
Unit 202:	567.17 sq.ft.	(52.69 sq.m.)
Unit 203:	567.17 sq.ft.	(52.69 sq.m.)
Unit 204:	557.50 sq.ft.	(51.79 sq.m.)
<b>TOTAL:</b>	<b>2249.34 sq.ft.</b>	<b>(208.96 sq.m.)</b>

DOOR SCHEDULE

A	8/0 X 6/8 (2438 X 2032)	F	2/10 X 6/8 (864 X 2032)
B	6/0 X 6/8 (1829 X 2032)	G	2/8 X 6/8 (813 X 2032)
C	5/0 X 6/8 (1524 X 2032)	H	2/6 X 6/8 (762 X 2032)
D	4/0 X 6/8 (1219 X 2032)	J	2/4 X 6/8 (711 X 2032)
E	3/0 X 6/8 (914 X 2032)	K	2/0 X 6/8 (610 X 2032)
		L	1/6 X 6/8 (508 X 2032)

Date  
Mar 13, 2026

Project Address  
2839/2845 Cedarhill Road  
Victoria, BC  
Prepared for  
Maximus Private Capital Inc.

Project #  
8895

Scale  
1:50

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MDK



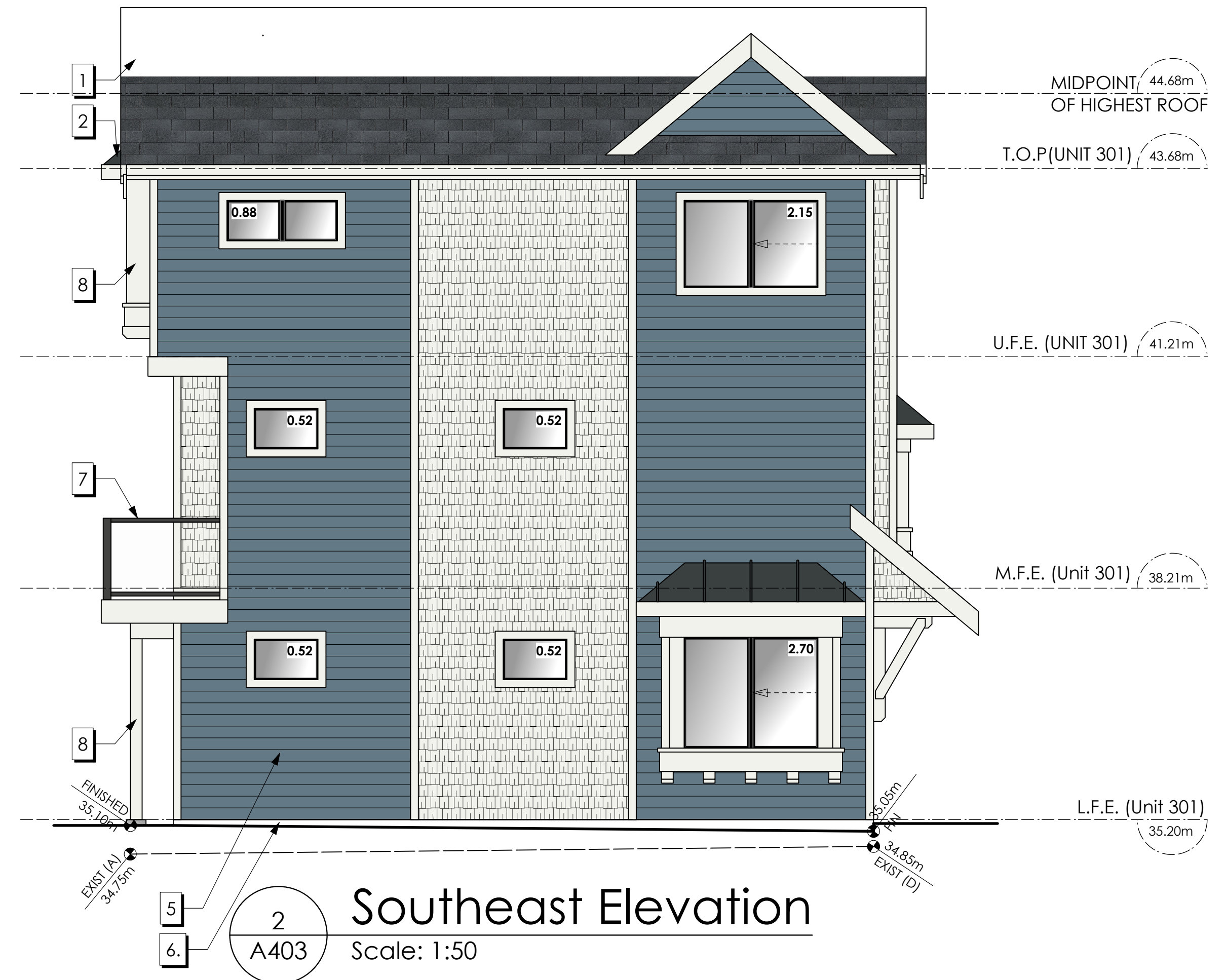
1 Southwest (Front) Elevation  
A403 Scale: 1:50

FINISHES & MATERIALS	COLOURS
1 ROOF (ASPHALT)	OXFORD GREY
2 ROOF (METAL)	CASCADIA METALS IRON ORE
3 FIBRE CEMENT SHINGLES	BENJAMIN MOORE: WHITE HERON (OC-57) OR SIMILAR
4 FIBRE CEMENT LAP	BENJAMIN MOORE: GREAT BARRINGTON GREEN (HC-122) OR SIMILAR
5 FIBRE CEMENT LAP	BENJAMIN MOORE: PHILPSBURG BLUE (HC-159) OR SIMILAR
6 EXPOSED CONCRETE FOUNDATIONS, STEPS AND PATIOS	CONCRETE
7 RAILINGS	POWDER COATED BLACK
8 B/U WD COLUMN, TRIM, FASCIA, STAIRS, GUTTERS, METAL FLASHINGS	BENJAMIN MOORE: WHITE HERON (OC-57) OR SIMILAR
9 FRONT & REAR DOOR	BENJAMIN MOORE: PEALE GREEN (HC-121) OR SIMILAR

FINISHES & MATERIALS	COLOURS
10 FRONT & REAR DOOR	BENJAMIN MOORE: HERITAGE RED (HC-181) OR SIMILAR
11 FRONT & REAR DOOR	BENJAMIN MOORE: SUNFLOWER YELLOW (BM 2019-30) OR SIMILAR
12 FRONT & REAR DOOR	BENJAMIN MOORE: TROPICAL TURQUOISE (BM 2052-30) OR SIMILAR
13 GARAGE & SERVICE DOORS	BENJAMIN MOORE: WROUGHT IRON (BM 2124-10) OR SIMILAR
14 FINISHED GRADE	N/A
15 EXISTING GRADE	N/A

Elevation	Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening sq.m. Permitted	Opening % Proposed	Opening sq.m. Proposed
Southwest (Front)						
Unit 301	51.74 sq.m.	3.26 m.	14.63%	7.57 sq.m.	13.97 %	7.23 sq.m.
Unit 302	50.99 sq.m.	3.26 m.	14.63%	7.46 sq.m.	14.18 %	7.23 sq.m.
Unit 303	50.99 sq.m.	3.26 m.	14.63%	7.46 sq.m.	14.18 %	7.23 sq.m.
Unit 304	50.99 sq.m.	3.26 m.	14.63%	7.46 sq.m.	14.18 %	7.23 sq.m.
Southeast						
UNIT 301	83.12 sq.m.	3.41 m.	14.25%	11.84 sq.m.	8.64 %	7.18 sq.m.

\*COMPLIES WITH BCBC Table 9.10.15.4-A. LIMITING DISTANCE PERCENTAGES PRORATED



2 Southeast Elevation  
A403 Scale: 1:50

Date  
Mar 13, 2026

Project Address  
2839/2845 Cedarhill Road  
Victoria, BC  
Prepared for  
Maximus Private Capital Inc.

Project #  
8895

Scale  
1:50

Drawn By  
MDK

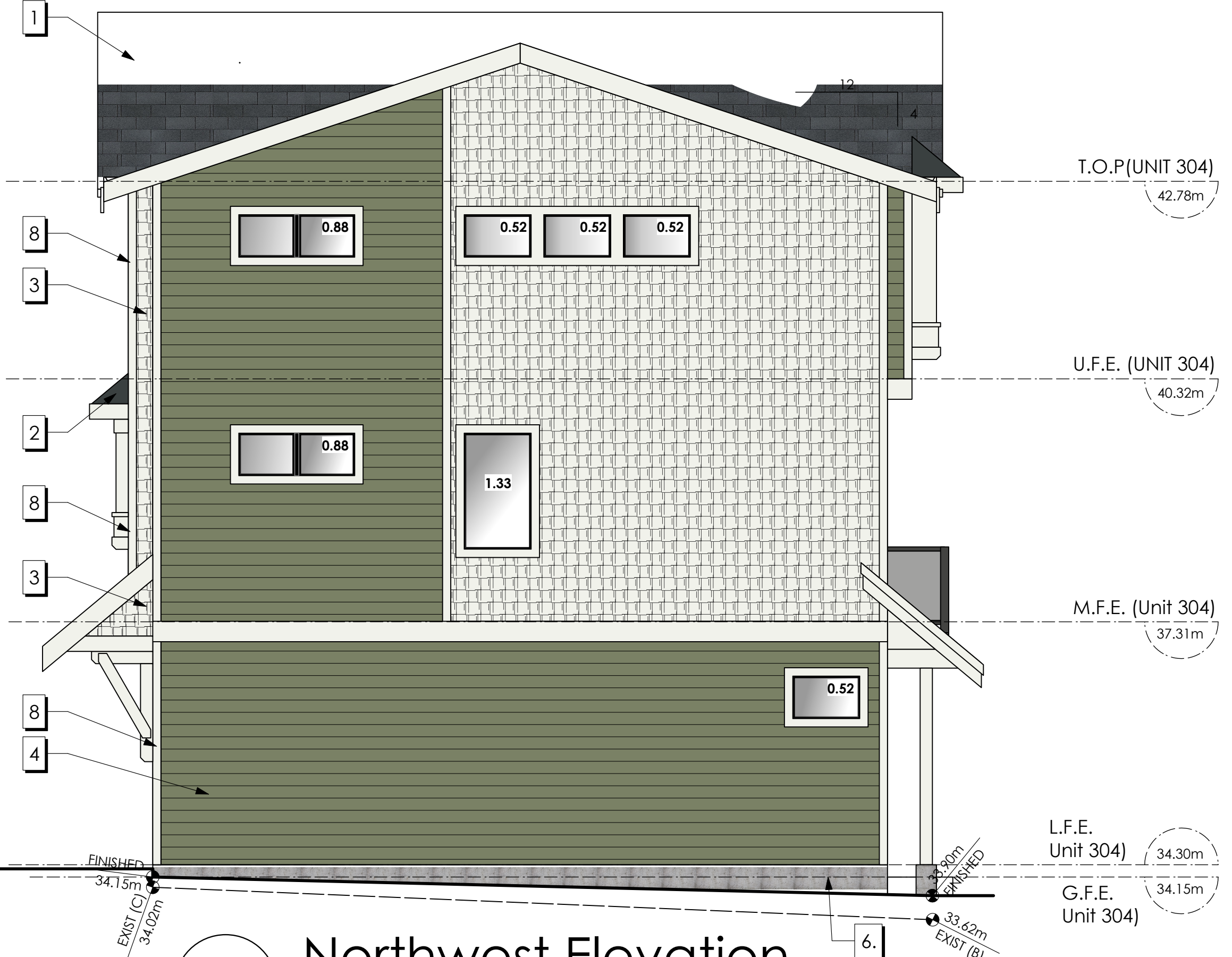


1 Northeast (Rear) Elevation  
A404 Scale: 1:50

FINISHES & MATERIALS	COLOURS	FINISHES & MATERIALS	COLOURS
1 ROOF (ASPHALT)	OXFORD GREY	10 FRONT & REAR DOOR	BENJAMIN MOORE: HERITAGE RED (HC-181) OR SIMILAR
2 ROOF (METAL)	CASCADIA METALS IRON ORE	11 FRONT & REAR DOOR	BENJAMIN MOORE: SUNFLOWER YELLOW (BM 2019-30) OR SIMILAR
3 FIBRE CEMENT SHINGLES	BENJAMIN MOORE: WHITE HERON (OC-57) OR SIMILAR	12 FRONT & REAR DOOR	BENJAMIN MOORE: TROPICAL TURQUOISE (BM 2052-30) OR SIMILAR
4 FIBRE CEMENT LAP	BENJAMIN MOORE: GREAT BARRINGTON GREEN (HC-122) OR SIMILAR	13 GARAGE & SERVICE DOORS	BENJAMIN MOORE: WROUGHT IRON, (BM 2124-10) OR SIMILAR
5 FIBRE CEMENT LAP	BENJAMIN MOORE: PHILPSBURG BLUE (HC-159) OR SIMILAR	14 FINISHED GRADE	N/A
6 EXPOSED CONCRETE FOUNDATIONS, STEPS AND PATIOS	CONCRETE	15 EXISTING GRADE	N/A
7 RAILINGS	POWDER COATED BLACK		
8 B/U WD COLUMN, TRIM, FASCIA, STAIRS, GUTTERS, METAL FLASHINGS	BENJAMIN MOORE: WHITE HERON (OC-57) OR SIMILAR		
9 FRONT & REAR DOOR	BENJAMIN MOORE: PEALE GREEN (HC-121) OR SIMILAR		

Elevation	Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening sq.m. Permitted	Opening % Proposed	Opening sq.m. Proposed
<b>Northeast (Rear)</b>						
Unit 301	49.98 sq.m.	3.62 m.	23.50%	11.75 sq.m.	16.71 %	8.35 sq.m.
Unit 302	49.68 sq.m.	3.68 m.	23.50%	11.67 sq.m.	16.81 %	8.35 sq.m.
Unit 303	49.68 sq.m.	3.73 m.	23.50%	11.67 sq.m.	16.81 %	8.35 sq.m.
Unit 304	49.98 sq.m.	2.78 m.	16.75%	8.37 sq.m.	16.71 %	8.35 sq.m.
<b>Northwest</b>						
UNIT 304	82.81 sq.m.	2.1 m.	18.00%	14.91 sq.m.	6.55 %	5.42 sq.m.

\*COMPLIES WITH BCBC Table 9.10.15.4-A. LIMITING DISTANCE PERCENTAGES PRORATED



2 Northwest Elevation  
A404 Scale: 1:50

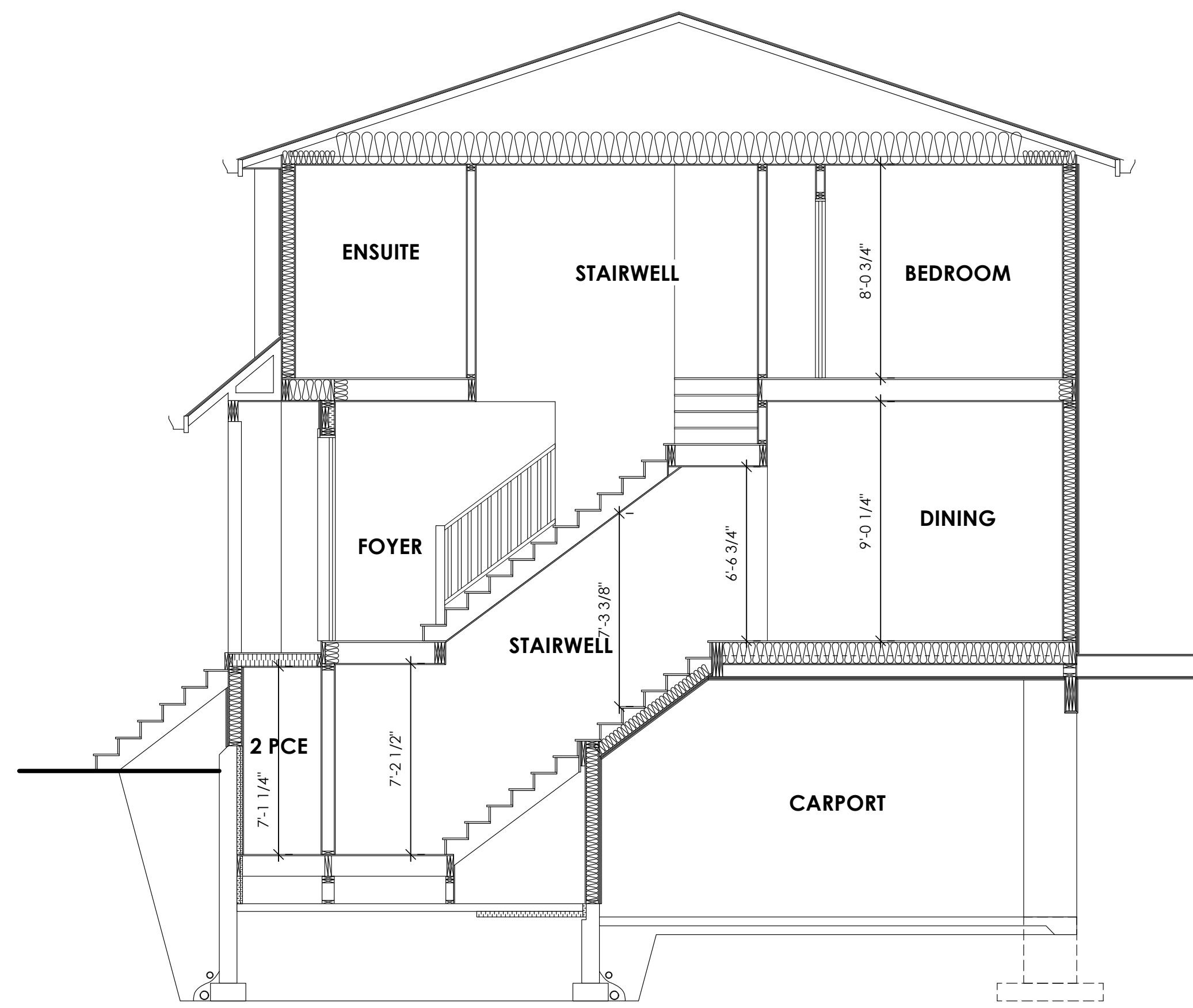
Date  
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Project Address  
2839/2845 Cedarhill Road  
Victoria, BC  
Prepared for  
Maximus Private Capital Inc.

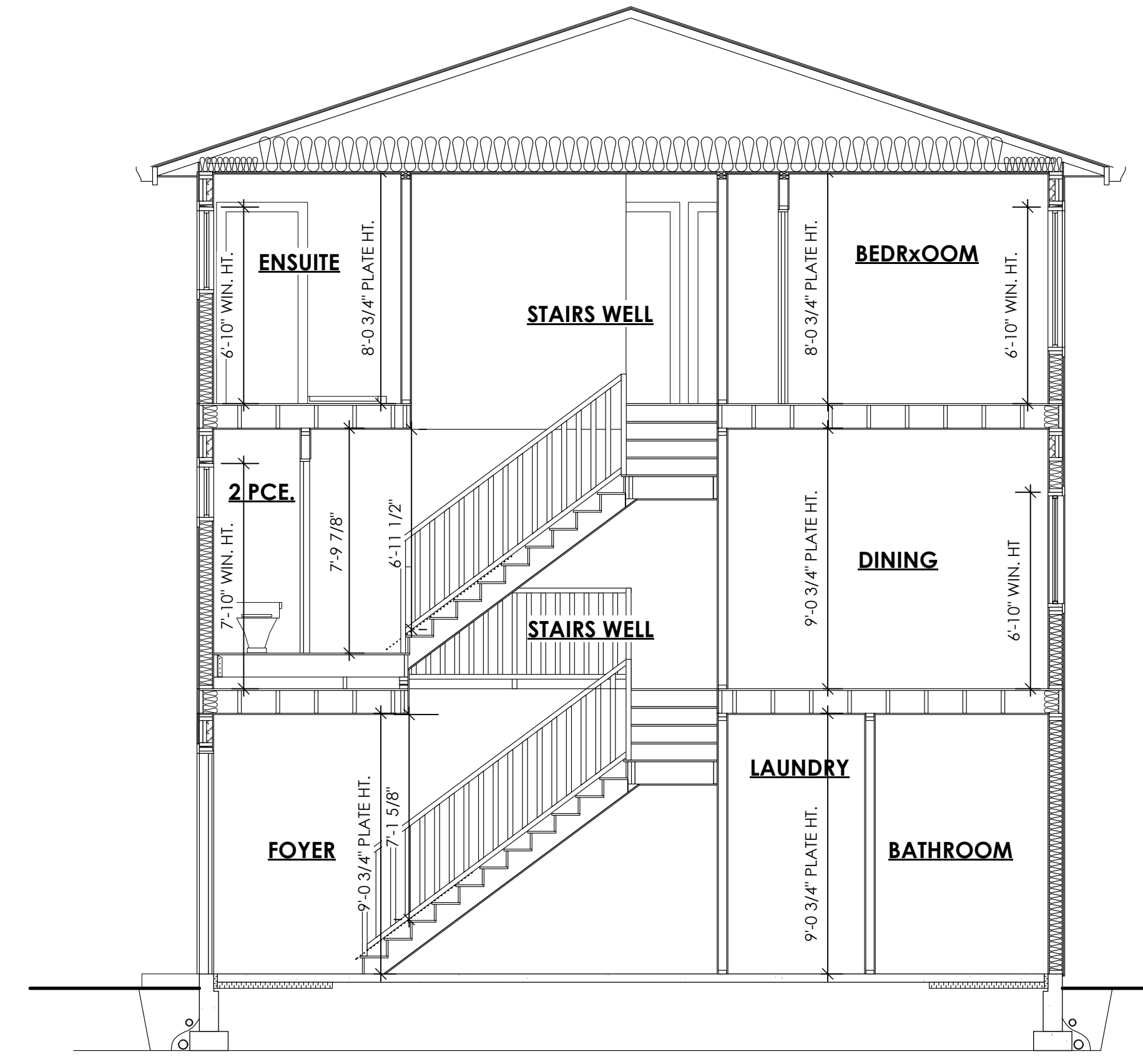
Project #  
8895

Scale  
1:50

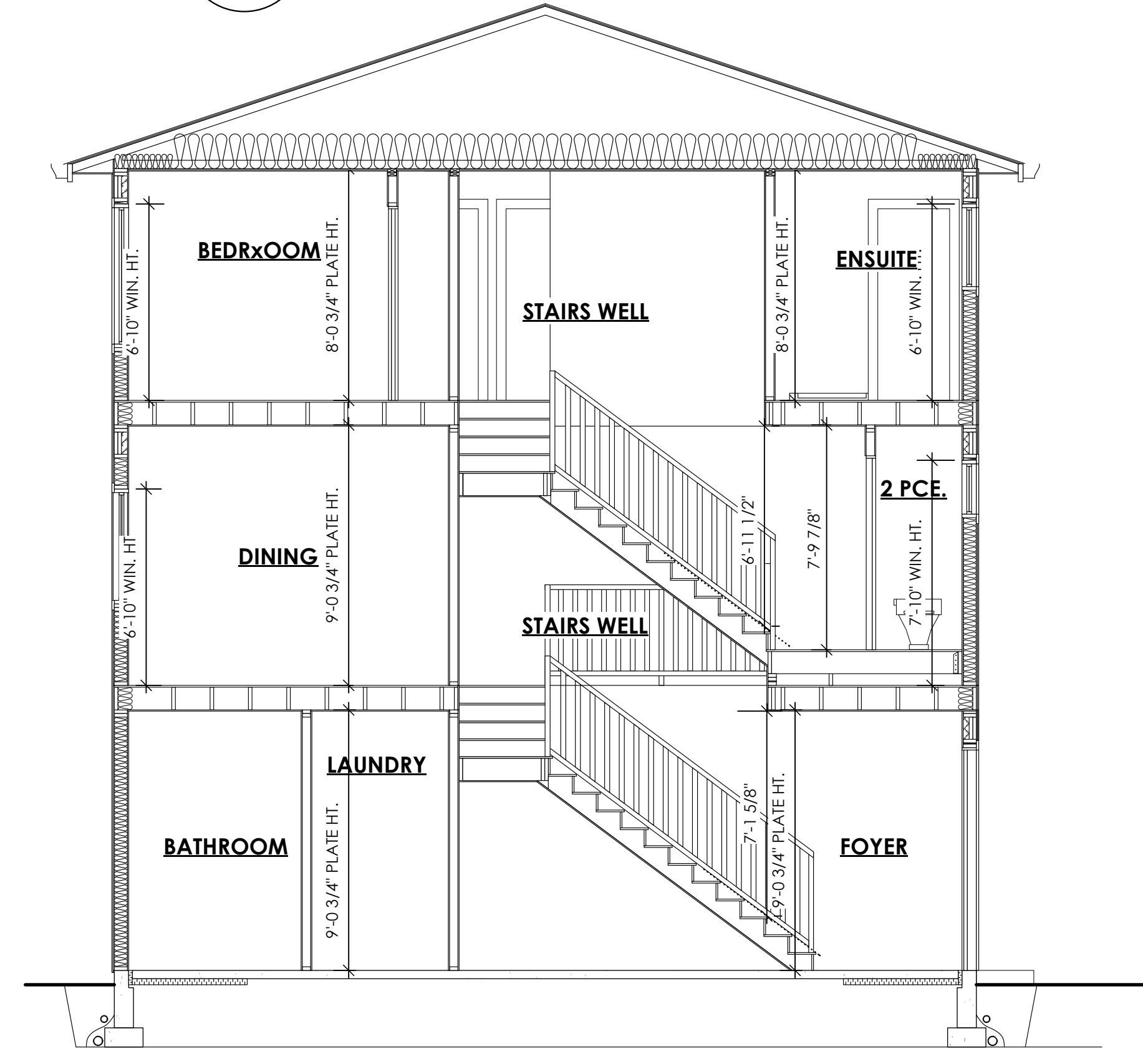
Drawn By  
MDK



1 Section A-A (Block 1)  
A500 Scale: 1:50



2 Section B-B (Block 2)  
A500 Scale: 1:50



3 Section C-C (Block 3)  
A500 Scale: 1:50

Date

Mar 13, 2026

Project Address

2839/2845 Cedarhill Road  
Victoria, BC

Prepared for

Maximus Private Capital Inc.

Project #

8895

Scale

1:50

Drawn By

MDK

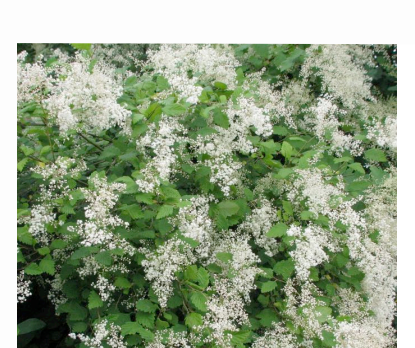
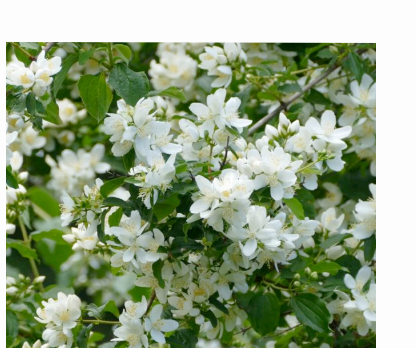
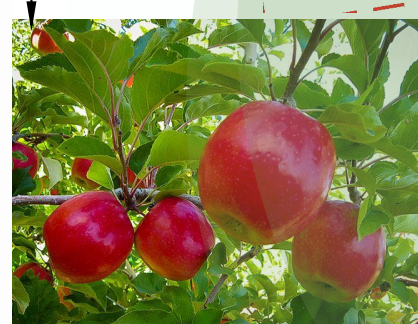
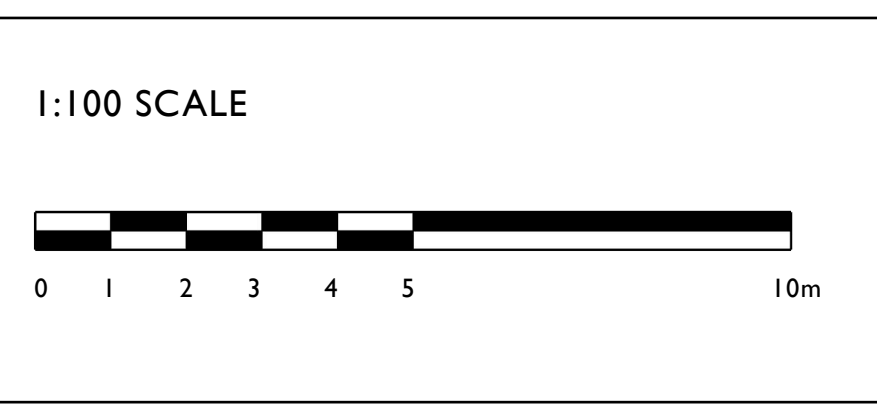
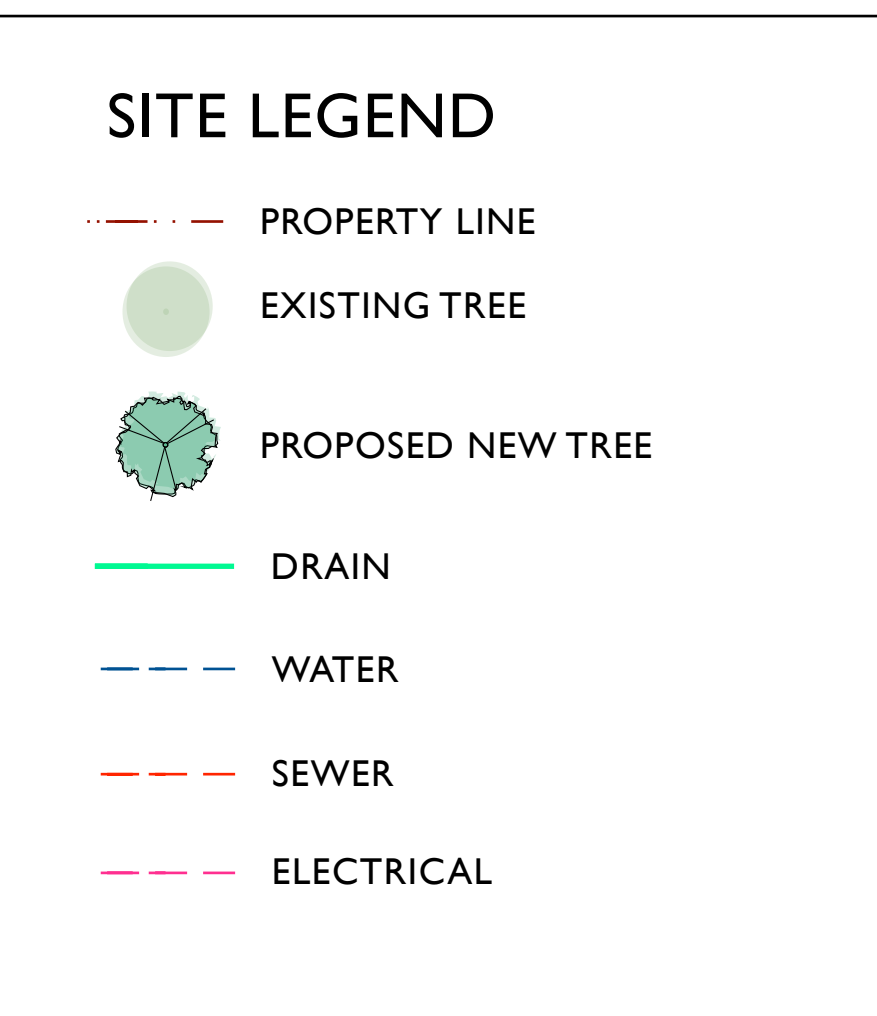


SITE PLAN — PROPOSED REDEVELOPMENT - 2845 and 2839 CEDAR HILL ROAD, VICTORIA BC



**OPEN SITE SPACE**

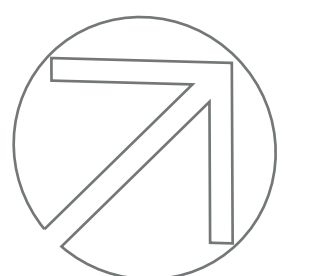
OPEN LOT SPACE 32.97%  
 HARDSCAPE OPEN LOT SPACE 33.36%  
 SOFTSCAPE OPEN LOT SPACE 66.64%



**PROJECT TITLE :**  
 PROPOSED LANDSCAPE PLAN for  
 MAXXIMUS PRIVATE CAPITAL INC.  
 2845 and 2839 CEDAR HILL ROAD, VICTORIA BC

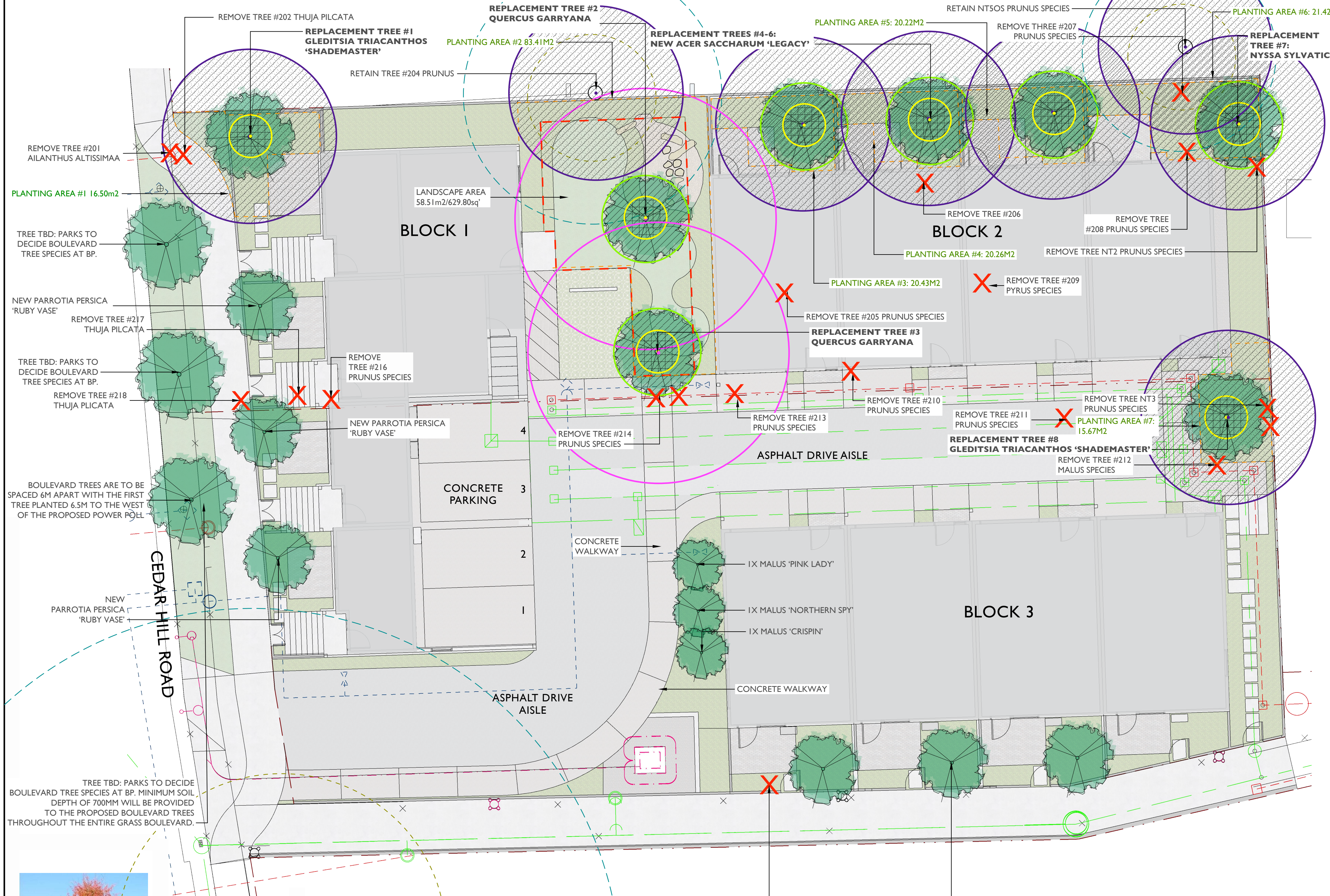
**PAGE TITLE :**  
 SITE PLAN, PAGE ONE OF FIVE

**DATE :**  
 APRIL 30, 2024  
 Revised NOVEMBER 15, 2024  
 Revised JANUARY 8, 2025  
 Revised MARCH 27, 2025  
 Revised OCTOBER 24, 2025  
 Revised FEBRUARY 25, 2026



1:100

# TREE RETENTION, REMOVAL, AND REPLACEMENT PLAN— PROPOSED REDEVELOPMENT - 2845 and 2839 CEDAR HILL ROAD, VICTORIA BC

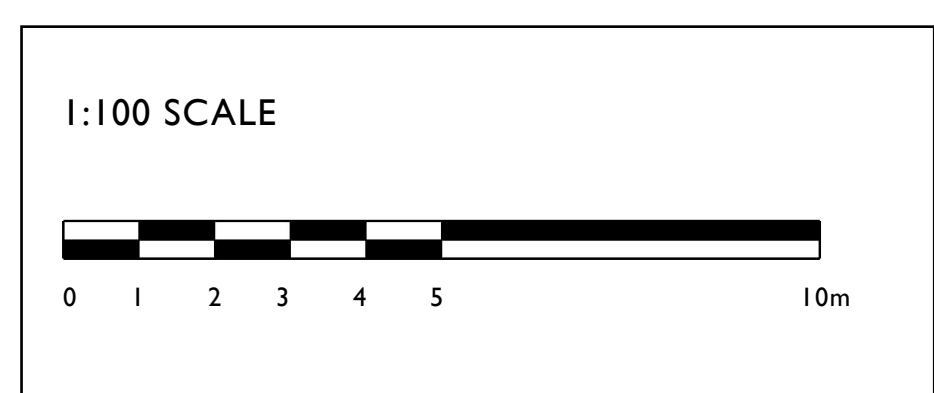
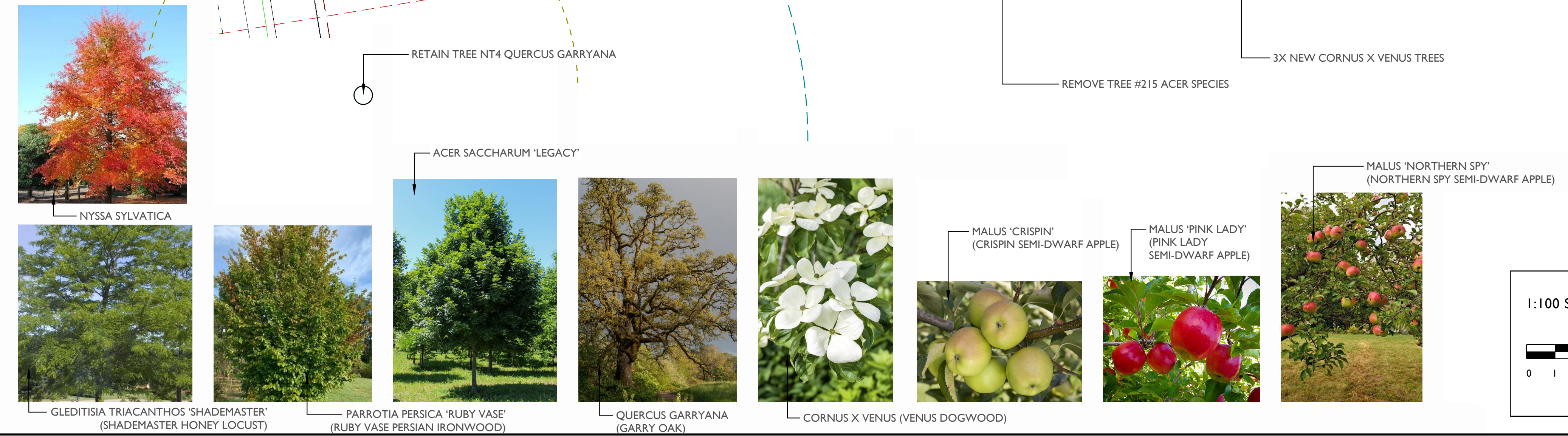


PLANTING AREA ID	AREA (m <sup>2</sup> )	SOIL VOLUME MULTIPLIER	A. ESTIMATED SOIL VOLUME	REPLACEMENT TREES PROPOSED						TOTAL
				A. # SMALL	B. # MEDIUM	C. # LARGE	D. # SMALL	E. # MEDIUM	F. # LARGE	
PLANTING AREA #1	16.50	1	16.50	0	1	0	0	15.0	0	15.0
PLANTING AREA #2	83.41	1	83.41	0	0	2	0	60.00	0	60.00
PLANTING AREA #3 (ON GROUND)	13.33	1	13.33							
PLANTING AREA #3 (SOIL CELL)	7.10 (LXWX1.09) X.92**		7.12							
PLANTING AREA #3 TOTAL	20.43	*SEE ABOVE TWO ROWS	20.45	0	1	0	0	15.0	0	15.0
PLANTING AREA #4 (ON GROUND)	13.16	1	13.16							
PLANTING AREA #4 (SOIL CELL)	7.10 (LXWX1.09) X.92**		7.12							
PLANTING AREA #4 TOTAL	20.26	*SEE ABOVE TWO ROWS	20.28	0	1	0	0	15.0	0	15.0
PLANTING AREA #5 (ON GROUND)	13.12	1	13.12							
PLANTING AREA #5 (SOIL CELL)	7.10 (LXWX1.09) X.92**		7.12							
PLANTING AREA #5 TOTAL	20.22	*SEE ABOVE TWO ROWS	20.24	0	1	0	0	15.0	1	15.0
PLANTING AREA #6	21.42	1	21.42	0	1	0	0	20.00	0	20.00
PLANTING AREA #7*	15.67	1	15.67	0	1	0	0	15.0	0	15.0

\*ALL PLANTING AREAS TO BE IRRIGATED  
 \*\*SOIL CELL CALCULATION: LENGTH X WIDTH X DEPTH. CALCULATION FROM CITY OF VICTORIA TREE PROTECTION BYLAW 4(b)(ii)(see page 40).

### SITE LEGEND

- PROPERTY LINE
- EXISTING TREE
- TREES TO BE REMOVED
- PROTECTED ROOT ZONE
- TREE CANOPY
- PROPOSED NEW TREE
- PLANTING AREA
- 1M DIAMETER
- 2M DIAMETER
- 4M DIAMETER
- 6M DIAMETER
- DRAIN
- WATER
- SEWER
- ELECTRICAL



**GREENSPACE DESIGNS**  
 Sustainable Landscape Design

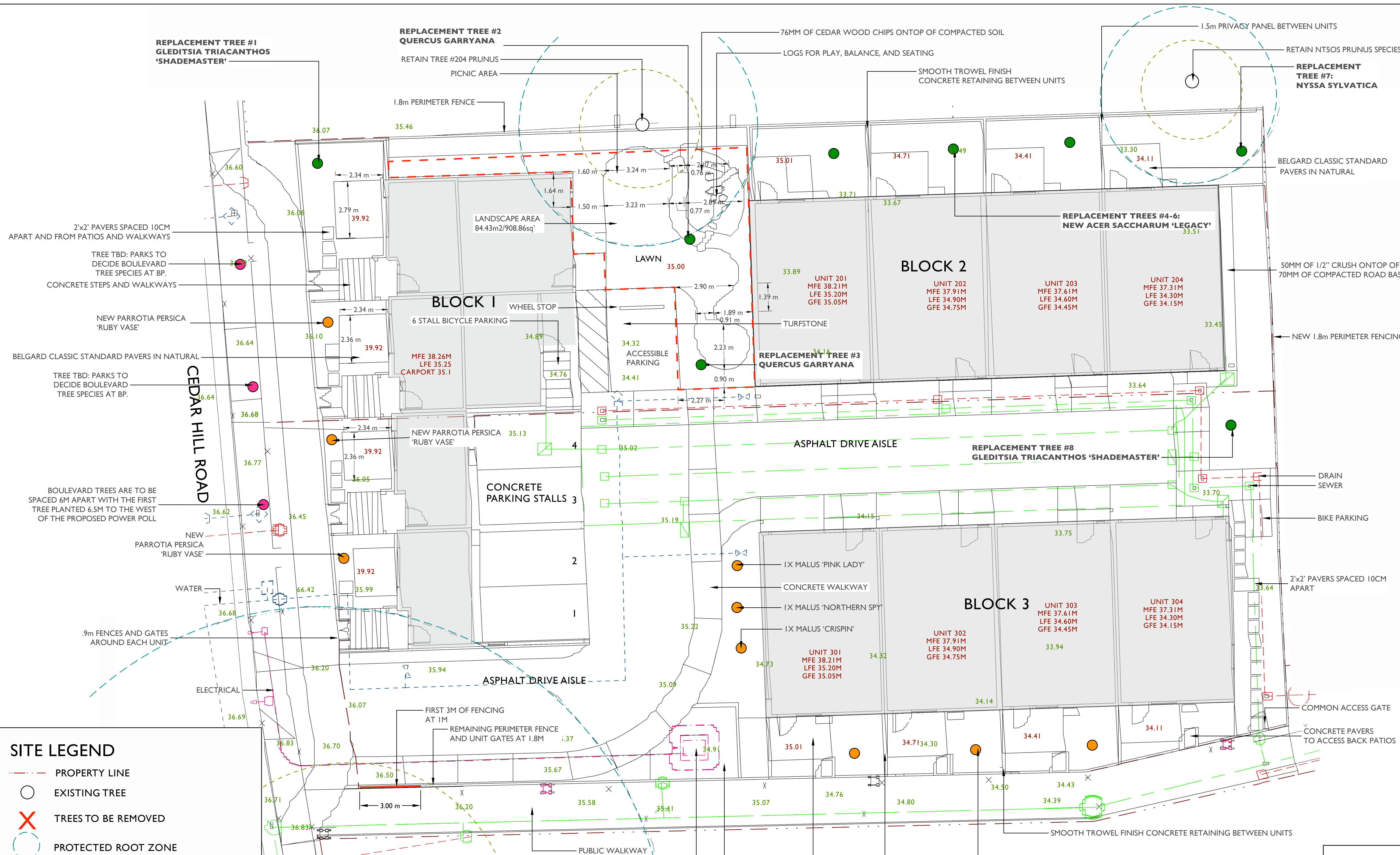
**PROJECT TITLE :**  
 PROPOSED LANDSCAPE PLAN for MAXIMUS PRIVATE CAPITAL INC. 2845 and 2839 CEDAR HILL ROAD, VICTORIA BC

**PAGE TITLE :**  
 TREE RETENTION, REMOVAL, AND REPLACEMENT PLAN  
 PAGE TWO OF FIVE

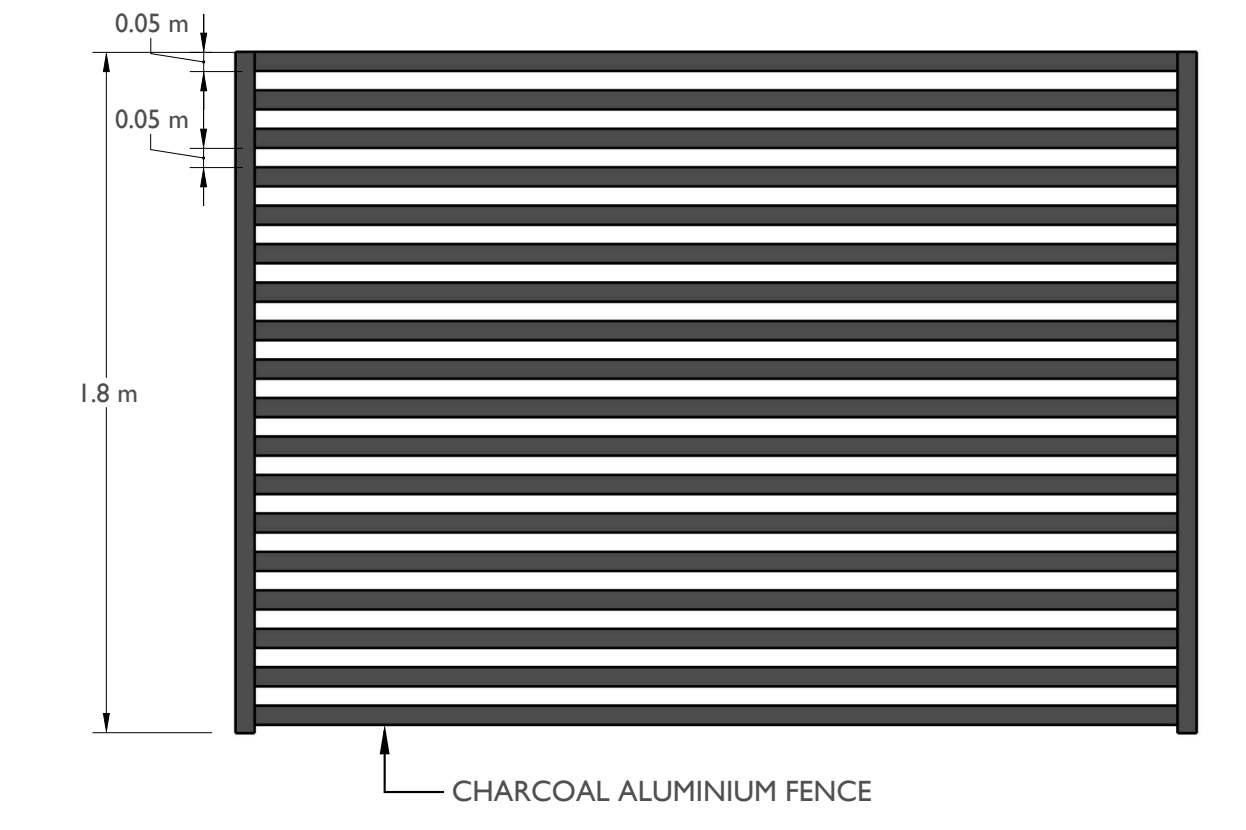
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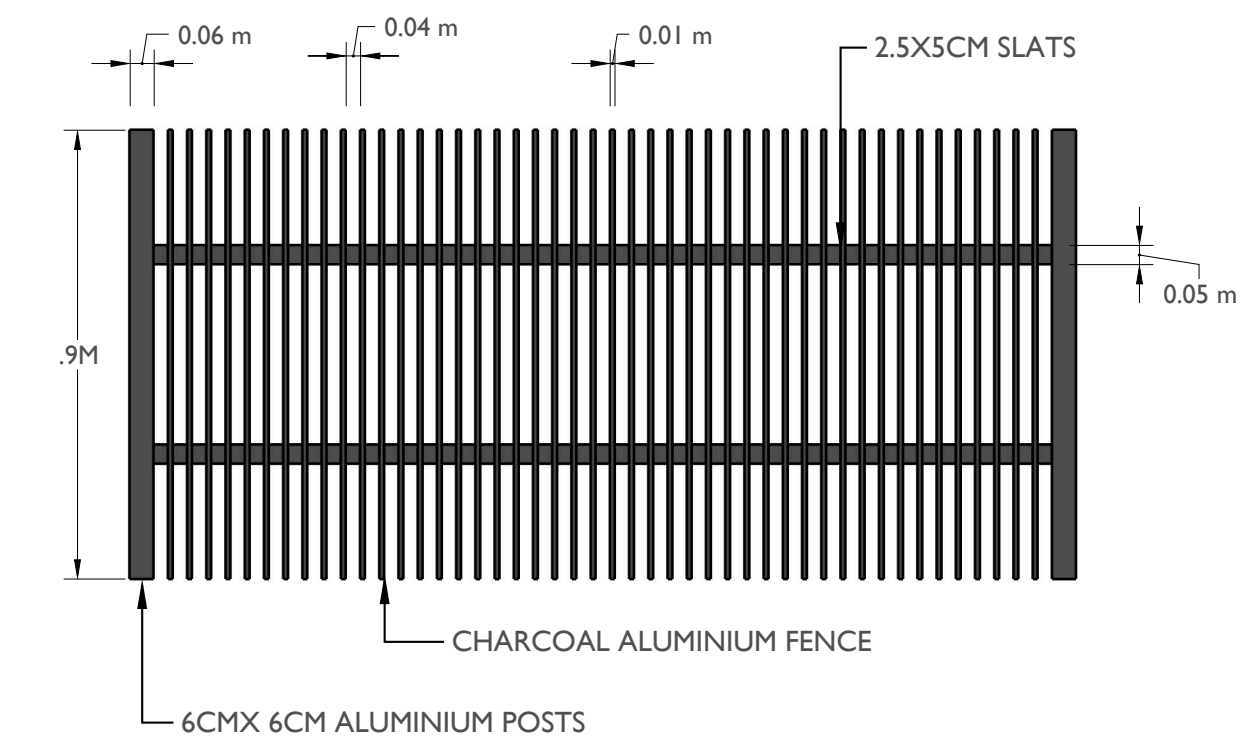
SITE DETAILS AND GRADING— PROPOSED REDEVELOPMENT - 2845 and 2839 CEDAR HILL ROAD, VICTORIA BC



1M AND 1.8M PERIMETER FENCE DETAILS  
Scale: 1:20

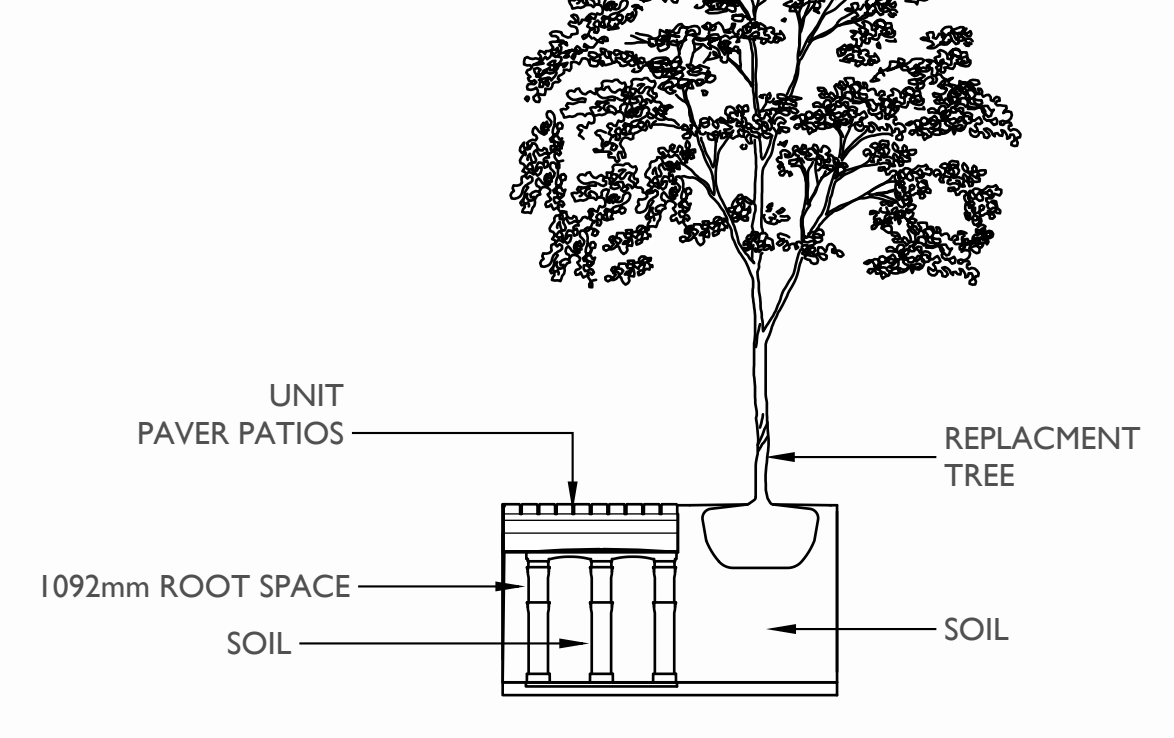


.9M AND 1.5M FENCE DETAILS  
Scale: 1:20



- SITE LEGEND**
- PROPERTY LINE
  - EXISTING TREE
  - ✗ TREES TO BE REMOVED
  - PROTECTED ROOT ZONE
  - TREE CANOPY
  - PROPOSED ON-SITE TREE
  - PROPOSED REPLACEMENT ON-SITE TREE (8)
  - PROPOSED OFF-SITE TREE
  - LIGHT STANDARD
  - DRAIN
  - ELECTRICAL
  - WATER
  - SEWER

1M SOIL CELL DETAILS  
Scale: 1:60



NOTES:  
EXISTING GRADES ARE IN GREEN  
PROPOSED GRADES ARE IN RED

1:100 SCALE

**Greenspace Designs**  
Sustainable Landscape Design

**PROJECT TITLE :**  
PROPOSED LANDSCAPE PLAN for  
MAXIMUS PRIVATE CAPITAL INC.  
2845 and 2839 CEDAR HILL ROAD, VICTORIA BC

**PAGE TITLE :**  
SITE DETAILS AND GRADING PLAN, PAGE THREE OF FIVE

**DATE :**  
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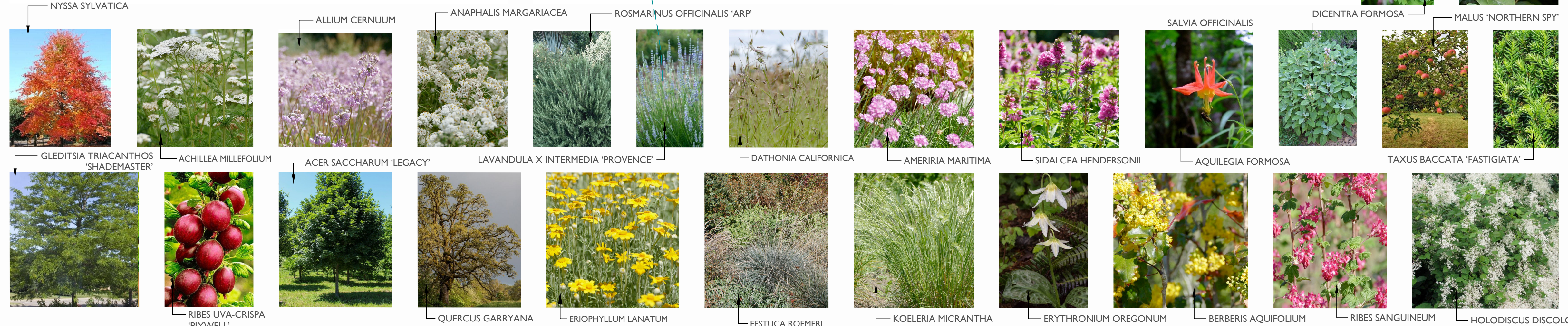
# PLANTING PLAN— PROPOSED REDEVELOPMENT - 2845 and 2839 CEDAR HILL ROAD, VICTORIA BC



## ON-SITE PLANT SCHEDULE

ABB.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	NATIVE, POLLINATOR, OR FOOD BEARING
<b>TREES</b>					
ASL	3	6cm.	ACER SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	NO
CV	3	6cm.	CORNUS X VENUS	VENUS DOGWOOD	YES
GT	2	6cm	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	YES
MSC	1	#15	MALUS 'CRISPIN' (SEMI-DWARF)	SEMI-DWARF CRISPIN APPLE	YES
MPL	1	#15	MALUS 'PINK LADY' (SEMI-DWARF)	SEMI-DWARF PINK LADY APPLE	YES
MNS	1	#15	MALUS 'NORTHERN SPY' (SEMI-DWARF)	SEMI-DWARF NORTHERN SPY APPLE	YES
NS	1	6cm.	NYSSA SYLVATICA	TUPELO	YES
PP	3	6cm.	PARROTIA PERSICA 'RUBY VASE'	RUBY VASE PERSIAN IRONWOOD	NO
QG	2	6cm.	QUERCUS GARRYANA	GARRY OAK	YES
<b>SHRUBS</b>					
BA	7	#7	BERBERIS AQUIFOLIUM	TALL OREGON GRAPE	YES
HD	4	#7	HOLODISCUS DISCOLOR	OCEANSPRAY	YES
LI	15	#1	LAVANDULA X INTERMEDIA 'PROVENCE'	PROVENCE LAVANDIN	YES
MC	60	#5	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	YES
RS	6	#7	RIBES SANGUINEUM	FLOWERING RED CURRANT	YES
RU	3	#3	RIBES UVA-CRISPA 'PIXWELL'	PIXWELL GOOSEBERRY	YES
RO	3	#5	ROSMARINUS OFFICINALIS 'ARP'	ARP FLOWERING ROSEMARY	YES
SO	9	#1	SALVIA OFFICINALIS	SAGE	YES
TB	28	#5	TAXUS BACCATA 'FASTIGIATA'	IRISH YEW	NO
UM	4	#3	UGNI MOLINAE	CHILEAN GUAVA	YES
VC	3	#3	VACCINIUM CORYMBOSUM	HIGH BUSH BLUEBERRY	YES
VO	15	#5	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	YES
<b>PERENNIALS, BULBS, FERNS AND GRASSES</b>					
AM	16	#1	ACHILLEA MILLEFOLIUM	YARROW	YES
AK	3	#1	AGASTACHE 'KUDOS SILVER BLUE'	KUDOS SILVER BLUE HUMMINGBIRD MINT	YES
AC	27	4"	ALLIUM CERNUUM	NODDING ONION	YES
ALS	12	4"	ALLIUM SCHOENOPRASUM	CHIVES	YES
AN	3	#1	ANAPHALIS MARGARITACEA	PEARLY EVERLASTING	YES
AR	10	#1	ARMERIA MARITIMA	SEA THRIFT	YES
AD	3	#1	ARTEMISIA DRACUNCULUS	TARRAGON	YES
AS	10	#1	ARTEMISIA SUKSDORFII	COASTAL MUGWORT	YES
AF	11	#1	AQUILEGIA FORMOSA	WESTERN COLUMBINE	YES
DA	16	#1	DANTHONIA CALIFORNICA	CALIFORNIA OAT GRASS	YES
DC	38	#1	DESCHAMPSIA CESPIITOSA	TUFTED HAIR GRASS	YES
DF	3	#1	DICENTRA FORMOSA	PACIFIC BLEEDING HEART	YES
DG	9	#1	DRYMOCALLIS GLANDULOSA	STICKY CINQUEFOIL	YES
EP	3	#1	ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	YES
EL	4	#1	ERIOPHYLLUM LANATUM	WOOLLY SUNFLOWER	YES
EO	12	4"	ERYTHRONIUM OREGONUM	FAWN LILY	YES
FR	47	#1	FESTUCA ROEMERI	ROEMER'S FESCUE	YES
KM	31	#1	KOLERIA MACRANTHA	JUNE GRASS	YES
LP	6	#1	LUPINUS POLYPHYLLUS	LARGE-LEAF LUPIN	YES
MD	18	#1	MONARDA DIDYMA 'BALBALMAC'	LILAC BEE BALM	YES
PM	30	#1	POLYSTICHUM MUNIUM	SWORD FERN	YES
SH	3	#1	SIDALCEA HENDERSONII	HENDERSON'S CHECKERMALLOW	YES
SL	10	#1	SOLIDAGO LEPIDA	CANADA GOLDENROD	YES
TV	22	4"	THYMUS VULGARIS	THYME	YES
<b>GROUNDCOVERS</b>					
AU	53	4"	ARCTOSTAPHYLOS UVA-URSI	KINNIKINICK	YES
FOB	20	4"	FRAGARIA 'OZARK BEAUTY'	OZARK BEAUTY STRAWBERRY	YES
GS	37	#1	GAULTHERIA SHALLON	SALAL	YES
HM	3	4"	HEUCHERA MICRANTHA	SMALL FLOWERED ALUMROOT	YES
TG	26	4"	THYMUS PSEUDOLANUGINOSUS	WOOLLY THYME	YES
SS	98	4"	SAGINA SUBULATA	IRISH MOSS	NO

Scale: 1:100 SCALE  
0 1 2 3 4 5 10m



**Project Title:** PROPOSED LANDSCAPE PLAN for MAXXIMUS PRIVATE CAPITAL INC. 2845 and 2839 CEDAR HILL ROAD, VICTORIA BC

**Page Title:** PLANTING PLAN, PAGE FOUR OF FIVE

**Date:** APRIL 30, 2024  
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Revised JANUARY 8, 2025  
Revised MARCH 27, 2025  
Revised OCTOBER 24, 2025  
Revised FEBRUARY 25, 2026

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# LANDSCAPE NOTES— PROPOSED REDEVELOPMENT - 2845 and 2839 CEDAR HILL ROAD, VICTORIA BC

## OVERALL NOTES

1. Plantings, landscape installation, and irrigations should all be installed in accordance with the BCLNA/BCSLA standard (2020)
2. Any plant substitutions shall be made in consultation with the landscape architect.
3. The Landscape and Irrigation Contractor shall determine the location of all underground services prior to the commencement of landscape work and shall be responsible for the repair of all damage caused by landscape work to the Owner's satisfaction.
4. All topsoil and plants shall conform to BCNTA / BCSLA specifications.
5. BCLNA/BCSLA standard (2020) is the guiding resource for all notes on this page

## MATERIALS

### CAST-IN-PLACE CONCRETE

1. Cast-in-place concrete may have a finish of trowel finish, broom finish, exposed aggregate, or parging. To be finished as specified on landscape plans.
2. Concrete should be reinforced with rebar.

## CITY OF VICTORIA BOULEVARD TREE NOTES

### STREET TREES

- Proposed Street Trees must comply to City of Victoria Supplementary Specifications for Street Trees and Irrigation Schedule C, Bylaw 12-042, Subdivision Bylaw and the current version of the Canadian Landscape Standard. Planting details can be found in Schedule B3-4 or on the approved landscape plan. The following tree inspections by Parks Staff are required by Schedule C. To schedule an inspection please contact Rob Hughes, rhughes@victoria.ca and also copy treepermits@victoria.ca 48 hours prior to the required inspection time.

### TREE PLANTING INSPECTIONS

1. Excavated tree pits, soil cells, root barriers
2. Trees prior to planting. (Parks staff can inspect trees prior to shipping at local nurseries. Photos can be provided from up-island and mainland nurseries. Tree must meet the spec upon delivery.)
3. Completed planting—tree planting, grate/guard, stakes etc.

## STOCKPILES

1. Site materials should be stockpiled separately from the growing medium to avoid contaminating the growing medium.
2. Ideally, the growing medium is delivered on the day of installation.
3. Soils, fill, sand, gravel, or any construction materials should not be stockpiled within the t critical protection zones.
4. Soil or subsoil should not be stockpiled in low areas to avoid erosion or water pooling.

## TOPSOIL

1. On-site topsoil should be used if it meets the standards for a growing medium.
2. Topsoil should have a pH range of pH 5.5-7.5 and contain not less than 2 % Organic Matter [OM] by weight and a salt conductivity of less than 2.5 dS/m.
3. Both imported and on-site topsoil should be tested and amended before landscape work commences on-site by the contractor or soil supplier. Modification costs should be included in the overall budget.

## MULCH

1. All planted beds shall be covered with a 55 mm layer of high organic low-wood content mulch.
2. Mulch should be a minimum of 10cm (4in.) from the crown of any plant. It is never to be mounded up around the stem of the plant.
3. Mulch depths should be at most 10cm (4in.) around larger plants and 5cm (2in.) for smaller plants such as groundcovers.
4. Trees installed in lawns should have a mulch ring of 1m diameter that will be maintained for a minimum of 8 years.
5. Mulch is to be of a type suitable for the material planted.

## SEED

1. All on-site grass areas shall be seed.
2. The finished grade should be smooth, firm against footprints, loose textured, and free of all stones, roots, and branches.
3. Areas with heavy compaction should have their surfaces loosened employing thorough scarification, discing, or harrowing to a minimum of 150mm (6in.) depth.
4. Slope soil away from house and level soil by dragging a 2x6" board over area, rake the soil even, then roll over the soil three times in opposite directions until soil is firm.
5. Add a light dressing of peat moss, just as a measure to retain moisture.
6. A mix of 3 grass species is better than one species. The following grasses are known for their hardiness and have been tested for turf quality and resistance to many diseases and insects. A good basic mix would be 30% Kentucky blue, 30% perennial rye and 40% tall fescue. These do well in cool-season climates such as ours.
7. Seed should be applied at a rate of one pound per 200 square feet and spread in opposite directions.
8. After application seed should be lightly and gently raked.
9. After seeding the newly seeded area must be watered evenly, and kept moist until lawn is established.

## IRRIGATION

1. All planting beds shall be irrigated with an automatic underground system with automatic rain shut-off.
2. Irrigation sleeving is to be 150mm in diameter. Schedule 40 or SDR 28.
3. Must be installed 12" below finished grade for all lateral lines and 18" below finished grade for irrigation main lines.
4. All irrigation materials and installation methods shall conform to IABC standards.
5. Irrigation within municipal rights of way shall conform to the City of Victoria requirements.
6. Backflow preventer requirements for irrigation lines shall conform to Victoria municipality requirements.
7. The Irrigation Contractor shall test the irrigation system and ensure that it is fully c

## CITY OF VICTORIA IRRIGATION NOTES

Irrigation Systems on City property shall comply to City of Victoria Supplementary Division for review and approval 30 days prior to installation work. The following irrigation and sleeving inspections by Parks are required tsherbo@victoria.ca 48 hours prior to the required inspection time. Irrigation Inspection Requirements.

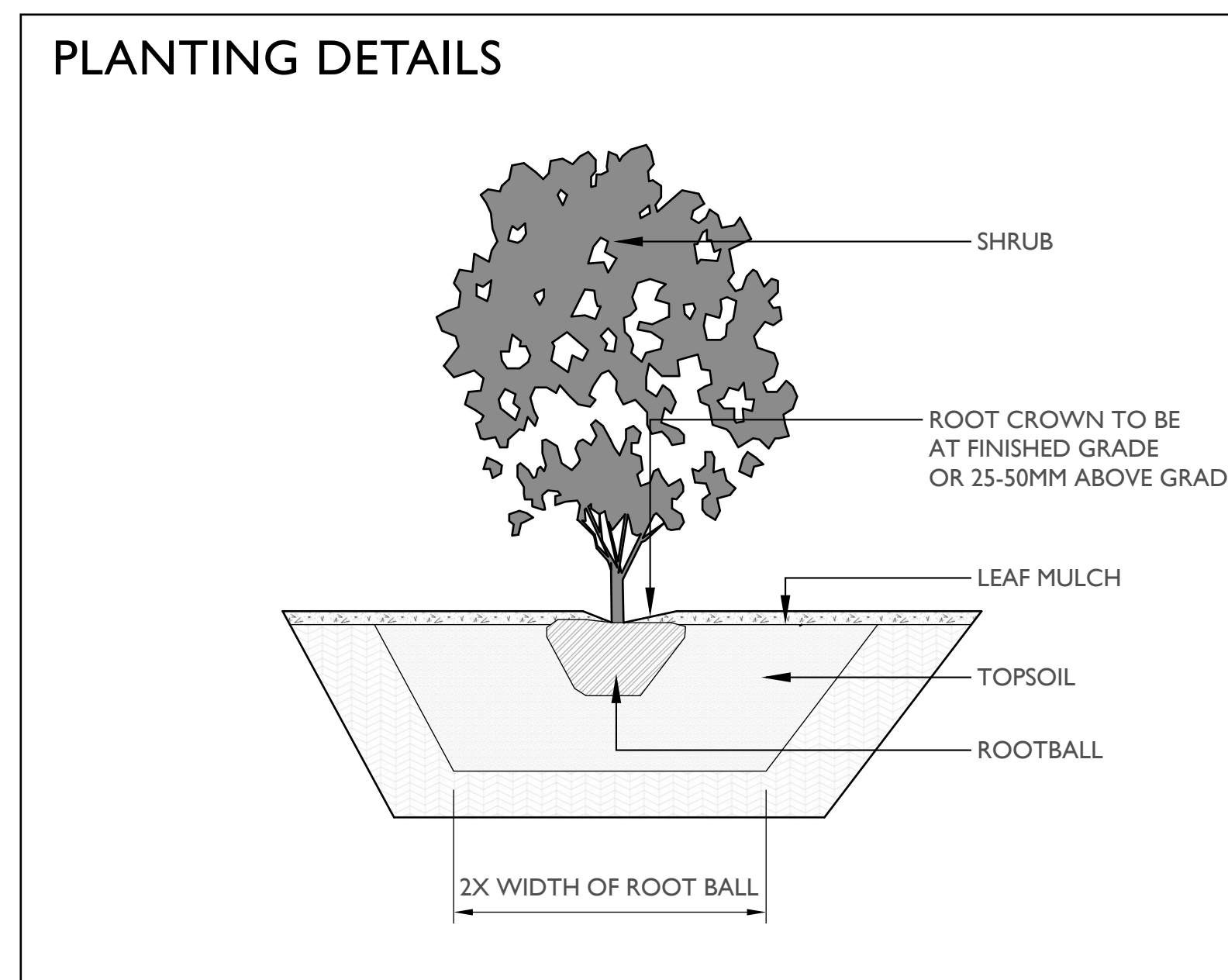
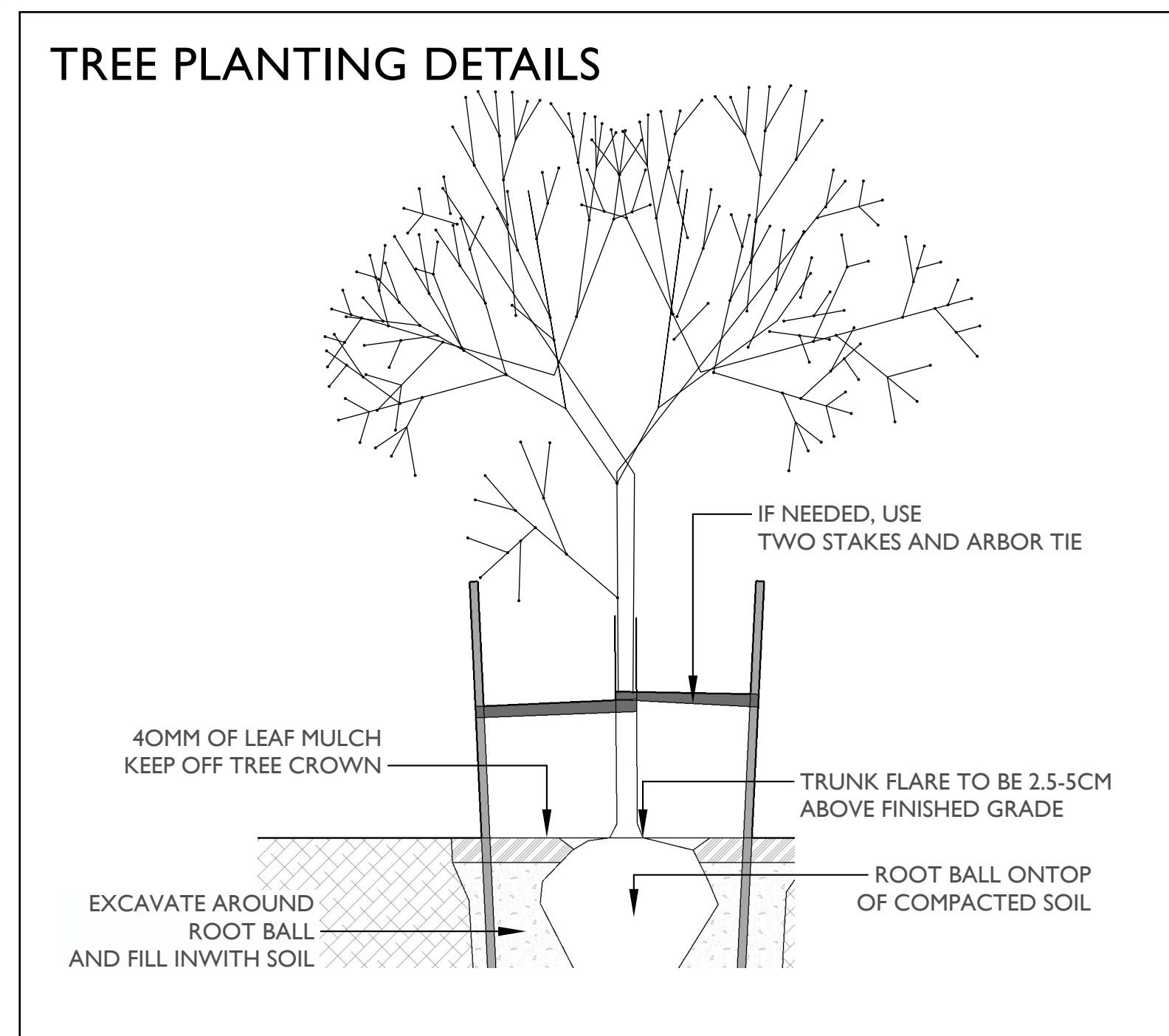
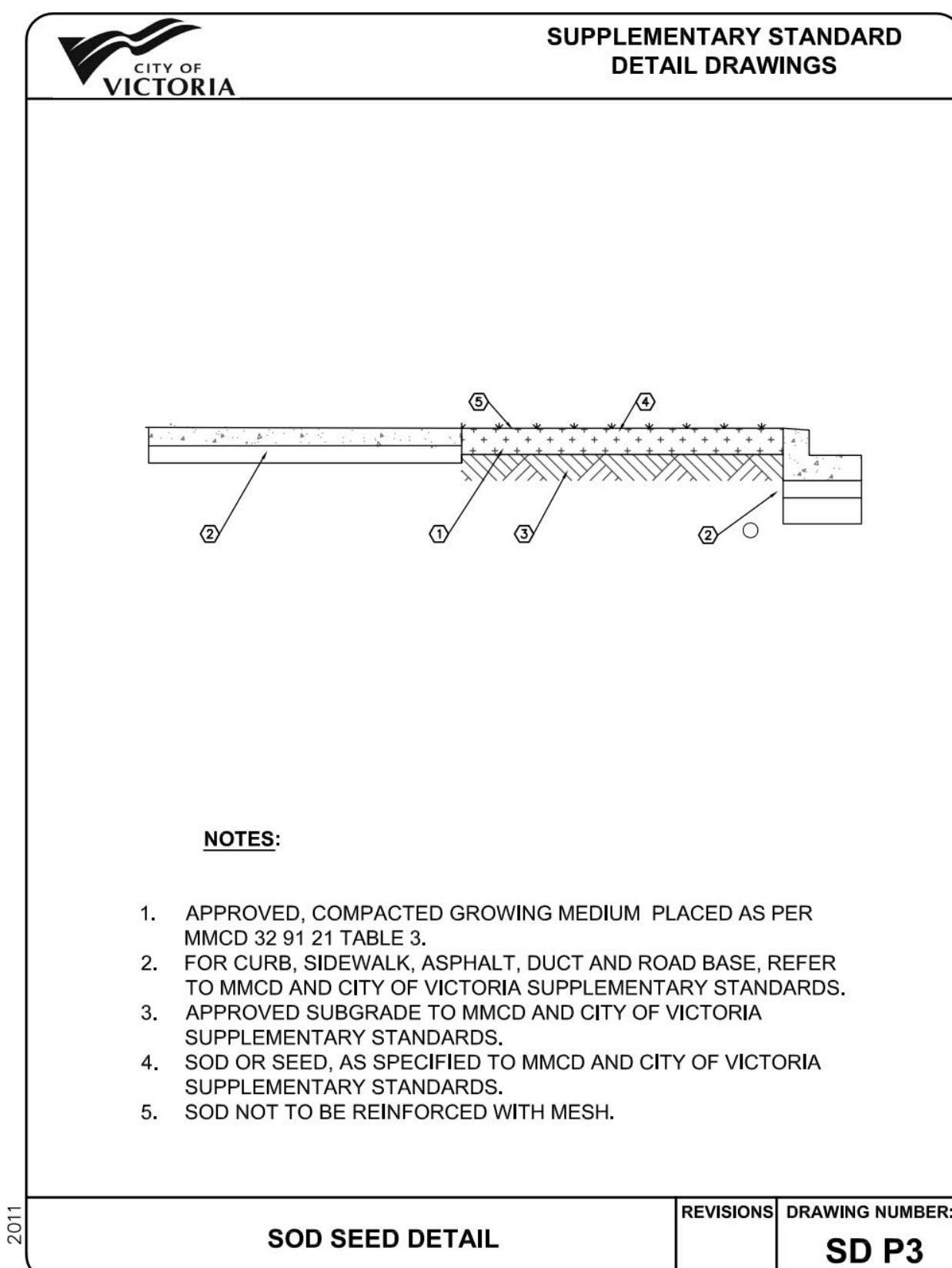
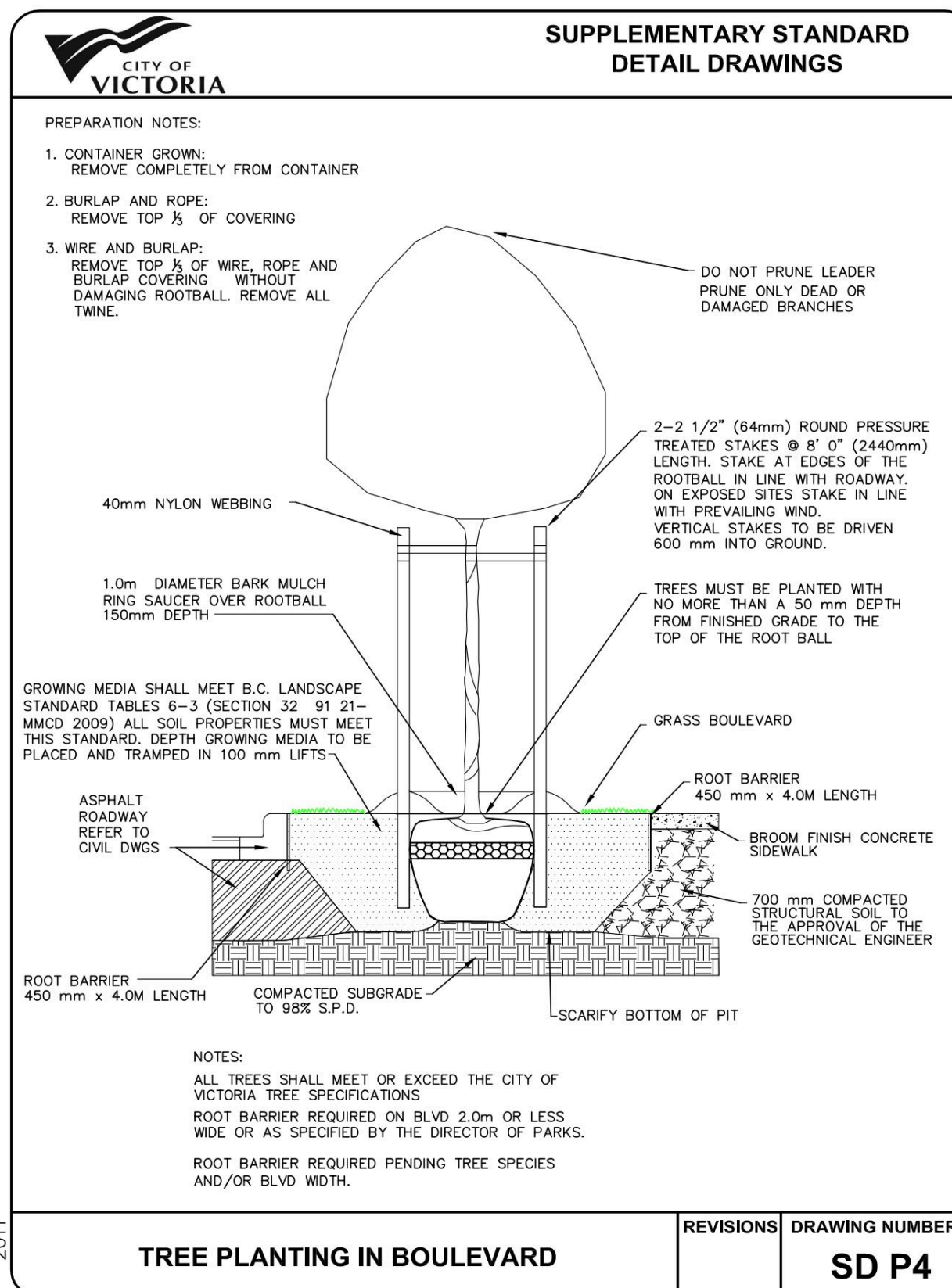
- The irrigation system and sleeving inspection requirements can be found in Schedule C of the Victoria Subdivision and Development Servicing Bylaw No. 12-042.
- Irrigation Sleeving prior to backfilling\*
- Open trench Main Line and Pressure Test
- Open trench Lateral Line
- Irrigation system, Controller, Coverage test, Backflow Preventer Assembly Test
- Report required, Backflow Assembly is to have an inspection tag completed and attached.
- Please Note: Parks is now requesting that 100mm SDR 28 pipe be used for irrigation sleeving under hard surfaces. Installations where a 90-degree

## WATERING

1. Plants shall be monitored for moisture at delivery and watered as necessary until planting with on-site irrigation during storage.
2. Plants and soil moisture should be monitored during the first and second growing seasons for a sufficient irrigation schedule and to ensure that the plants are healthy with the irrigation setup. If the plants are wilting or showing stress due to water, there shall be an increase in watering frequency.
3. Watering should reach the depth of the root zone.
4. Irrigation schedules may be skipped if rainfall has penetrated the full depth of the root zone.
5. Soil moisture should be maintained at 50 to 100 percent field capacity.

## LANDSCAPE LIGHTING

1. Landscape lighting must adhere to the Canadian Electrical Code, British Columbia electrical and building codes, and Municipal by-laws regarding electrical, lighting, and light pollution.



## PLANTING.

1. All trees shall be secured with two 75 mm diameter x 1.8 m long round poles set 1m into the ground.
2. Plants determined to be dead or dying at the end of one year from the installation date shall be replaced by the Contractor at the Contractor's expense.
3. Growing media settlement should be corrected prior to mulching.
4. Immediately after planting, trees shall be stabilized, ensuring that the tree's crown has free movement, but wind, snow loading, or human force will not disturb the buttress root system or cause the rootball to shift in the ground.
5. Trees may not need stabilization if the subsoil and growing medium are stable and can hold the rootball in place, and the rootball is solid and contained and shaped where it can resist shifting.
6. Planting debris and materials shall be removed promptly from the site.
7. Plants must be watered immediately after planting to the depth of their root systems.
8. The contractor is responsible for scheduling the delivery of plants to the site in conformance with the contract documents.
9. Plants should spend a minimal amount of time in the storage on site.

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**PAGE TITLE :**  
LANDSCAPE NOTES, PAGE FIVE OF FIVE

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