

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

Mar 13, 2026

Project Address

2839 / 2845 Cedarhill Road
Victoria, BC

Prepared for

Maximus Private Capital Inc.

Project #

8895

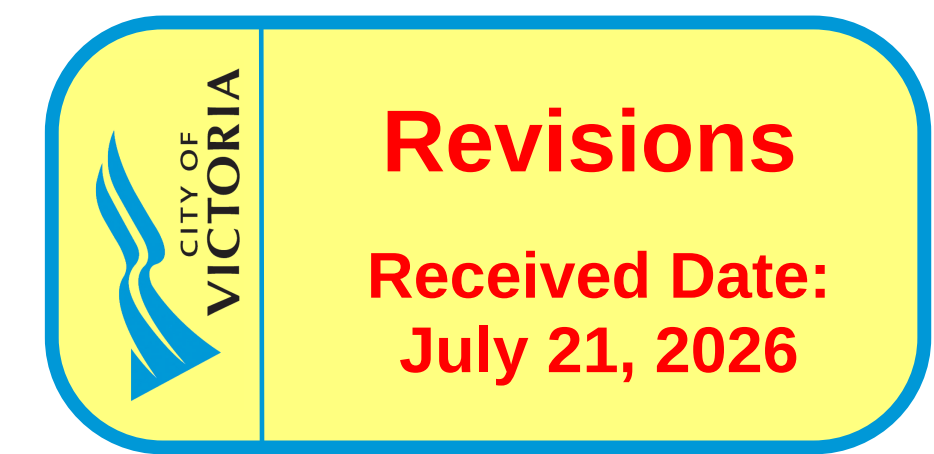
Scale

1:100

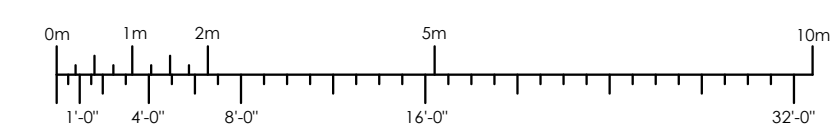
Drawn By

MDK

A100



2 Existing Site Plan
A100 Scale: 1:100



Proposed Development Permit

Existing Site Plan

LEGEND

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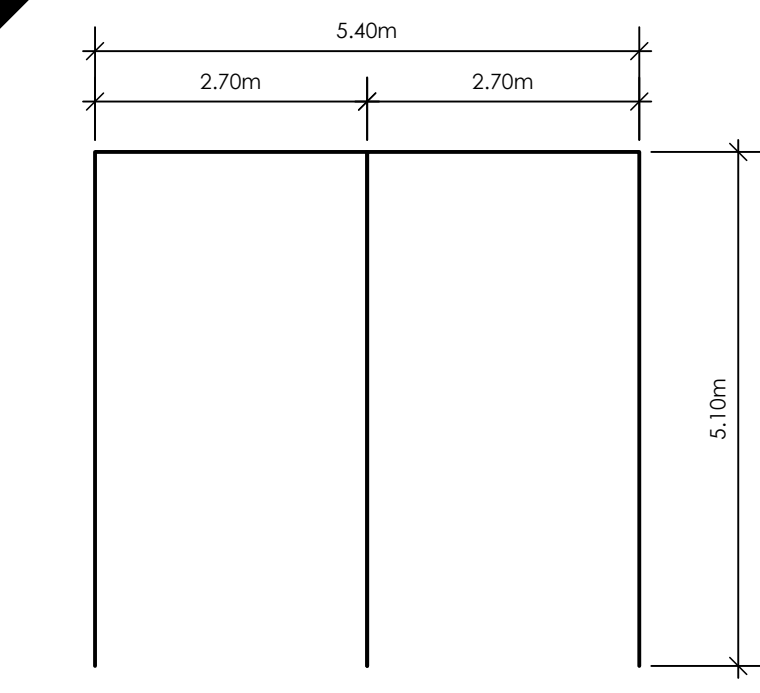
UPL - denotes - Utility Pole with Lamp

#204 - denotes - Tree to be Retained

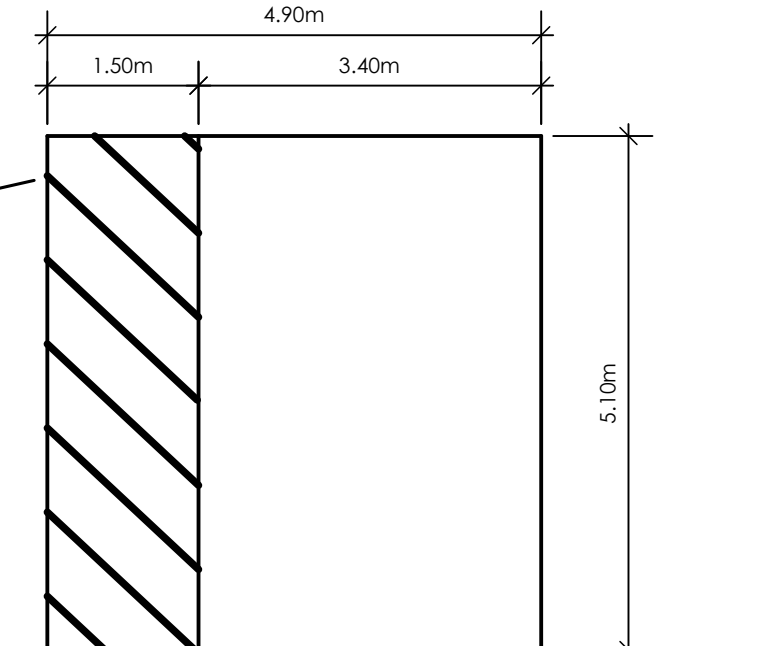
#215 - denotes - Tree to be Removed

See Arborist Report for more information regarding tree size, health and removal status

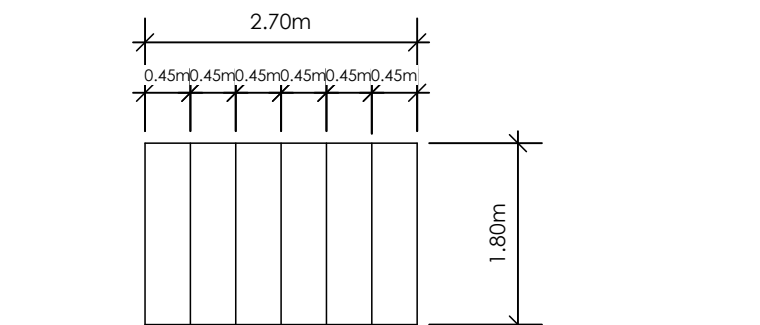
See Landscape Plan for more location and size of Replacement Trees



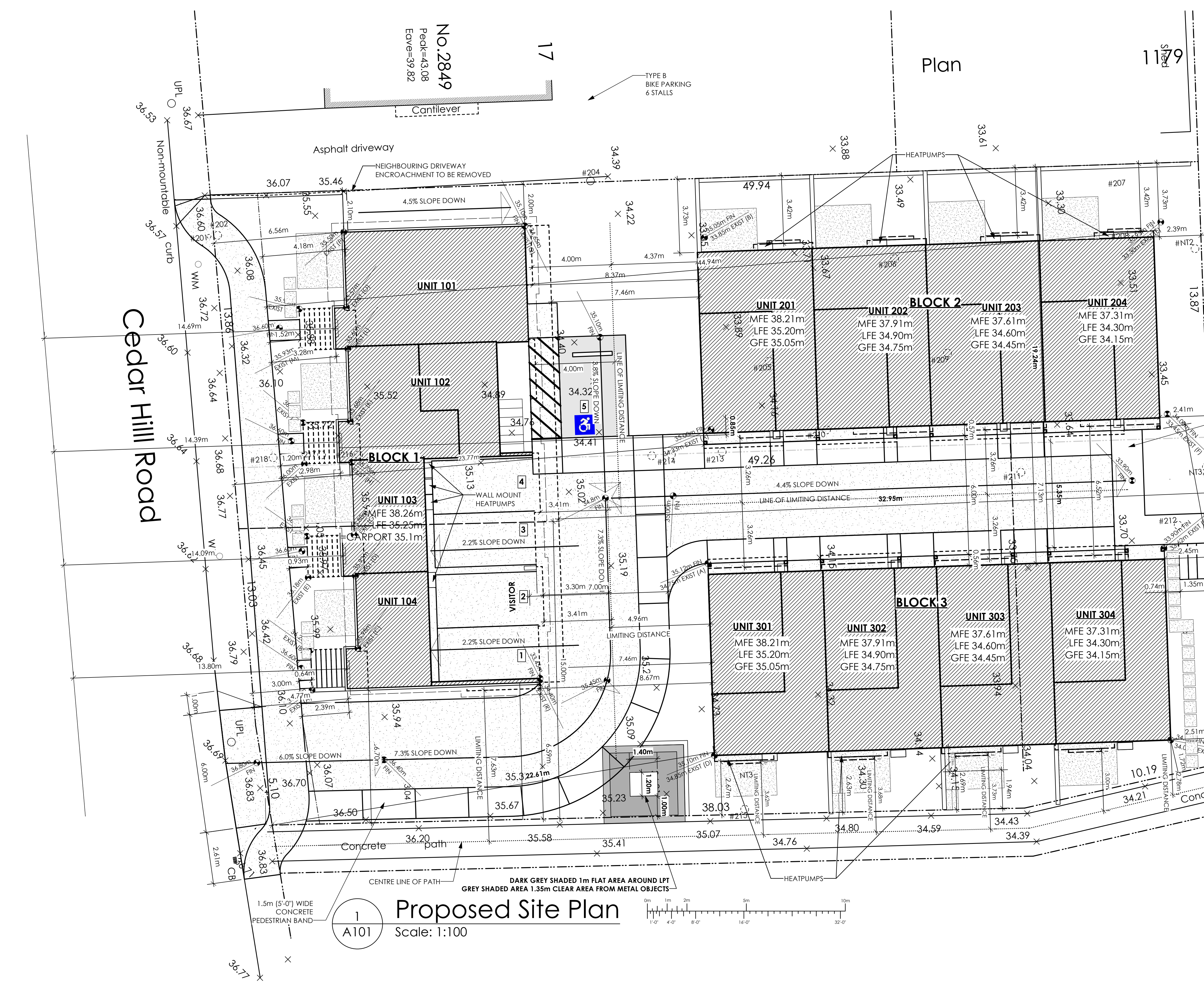
2 Carport Stalls
Scale: 1:50



3 Van Accessible Stall
Scale: 1:50



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



1 Proposed Site Plan
Scale: 1:100

PROJECT INFORMATION TABLE A			
Building Number	1	2	3
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
Building Setbacks (m)			
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.
Residential Use Details			
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.

1

A102

Site Data

Scale: Not To Scale

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

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
Building Setbacks (m)	
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.
Open Site Space	
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)

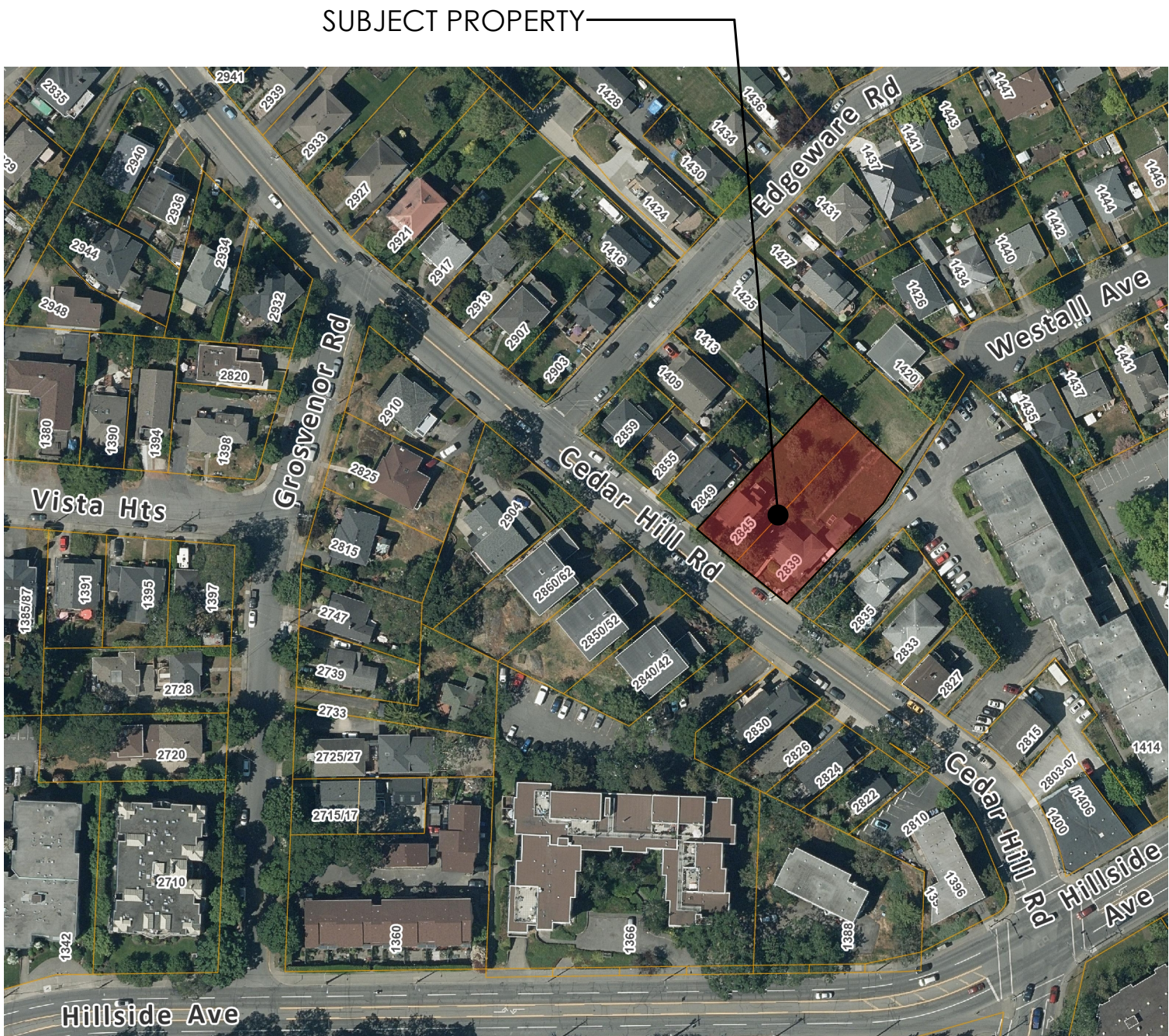
A TO B	(36.17 + 36.22) ÷ 2	x 2.03	= 73.48
B TO C	(36.22 + 35.98) ÷ 2	x 2.39	= 86.28
C TO D	(35.98 + 35.92) ÷ 2	x 3.66	= 131.58
D TO E	(35.92 + 36.18) ÷ 2	x 2.39	= 86.16
E TO F	(36.18 + 36.12) ÷ 2	x 2.08	= 75.19
F TO G	(36.12 + 35.88) ÷ 2	x 2.39	= 86.04
G TO H	(35.88 + 35.75) ÷ 2	x 3.66	= 131.08
H TO 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
Total =			2951.76
Average Grade:			2951.76 ÷ 83.54 = 35.29m

Average Grade Calculation: Block 2

A TO B:	$(34.33 + 33.85) \div 2 \times 9.70$	= 330.67
B TO C:	$(33.85 + 33.30) \div 2 \times 23.06$	= 774.24
C TO D:	$(33.30 + 33.45) \div 2 \times 9.70$	= 323.74
D TO A:	$(33.45 + 34.33) \div 2 \times 23.06$	= 781.50
Total =		2210.15
Average Grade:		$2210.15 \div 65.52 = 33.73\text{m}$

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
		Total = 2247.99
Average Grade: 2247.99/ 65.52 = 34.31m		



2

A102

Context Plan

Scale: Not To Scale

*MAP IMAGE FOR CONTEXT
PLAN TAKEN FROM VICMAP

SHADED AREA INDICATES
APPROXIMATE AREA OF
OBSCURING VEGETATION



3

A102

Proposed Street Scape

Scale: Not To Scale



4

A102

Existing Street Scape

Scale: Not To Scale

Proposed Developement Permit

Site Data & Street Scape

Date
Mar 13, 2026

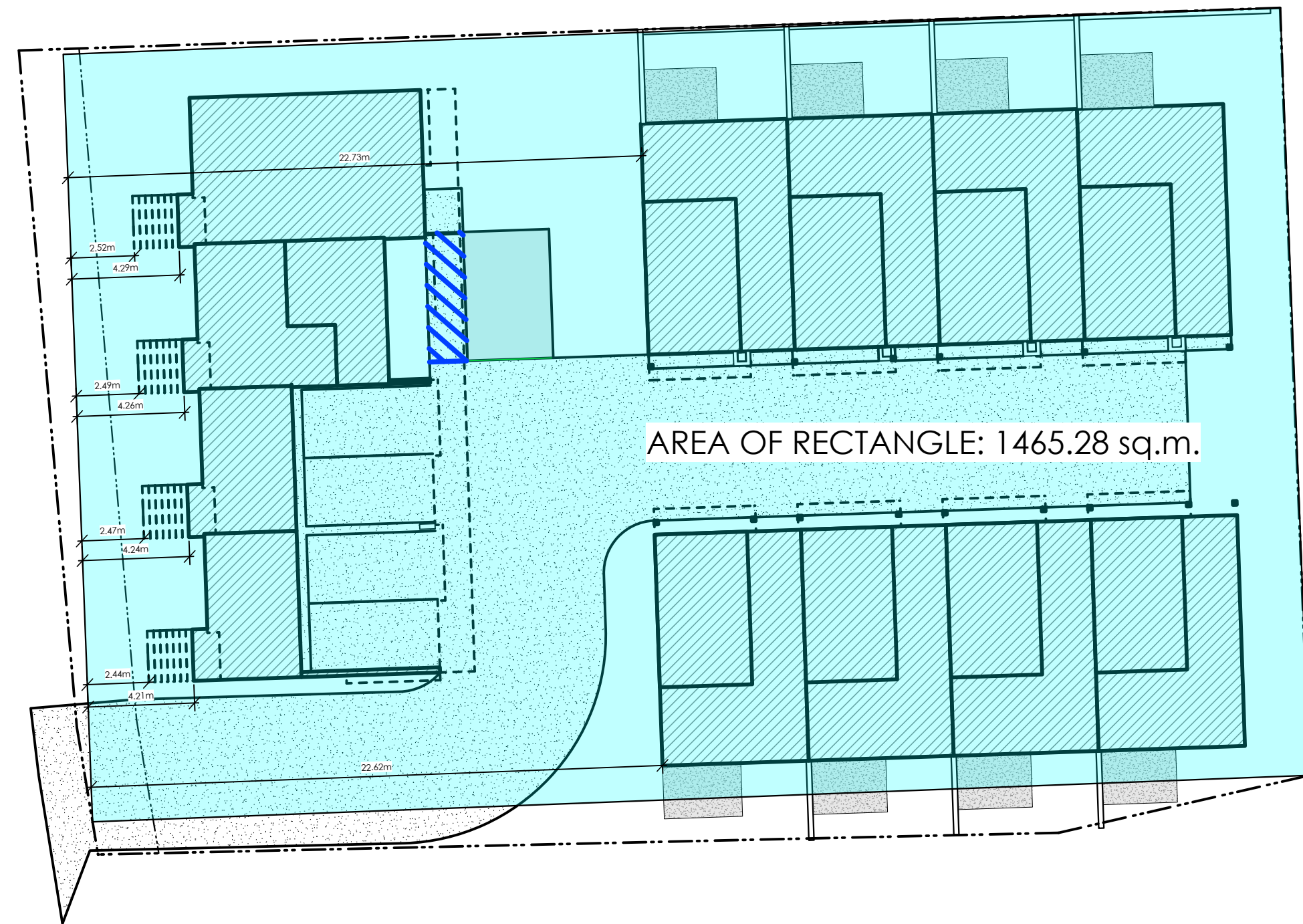
Project Address
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Victoria, BC
Prepared for
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Project #
8895

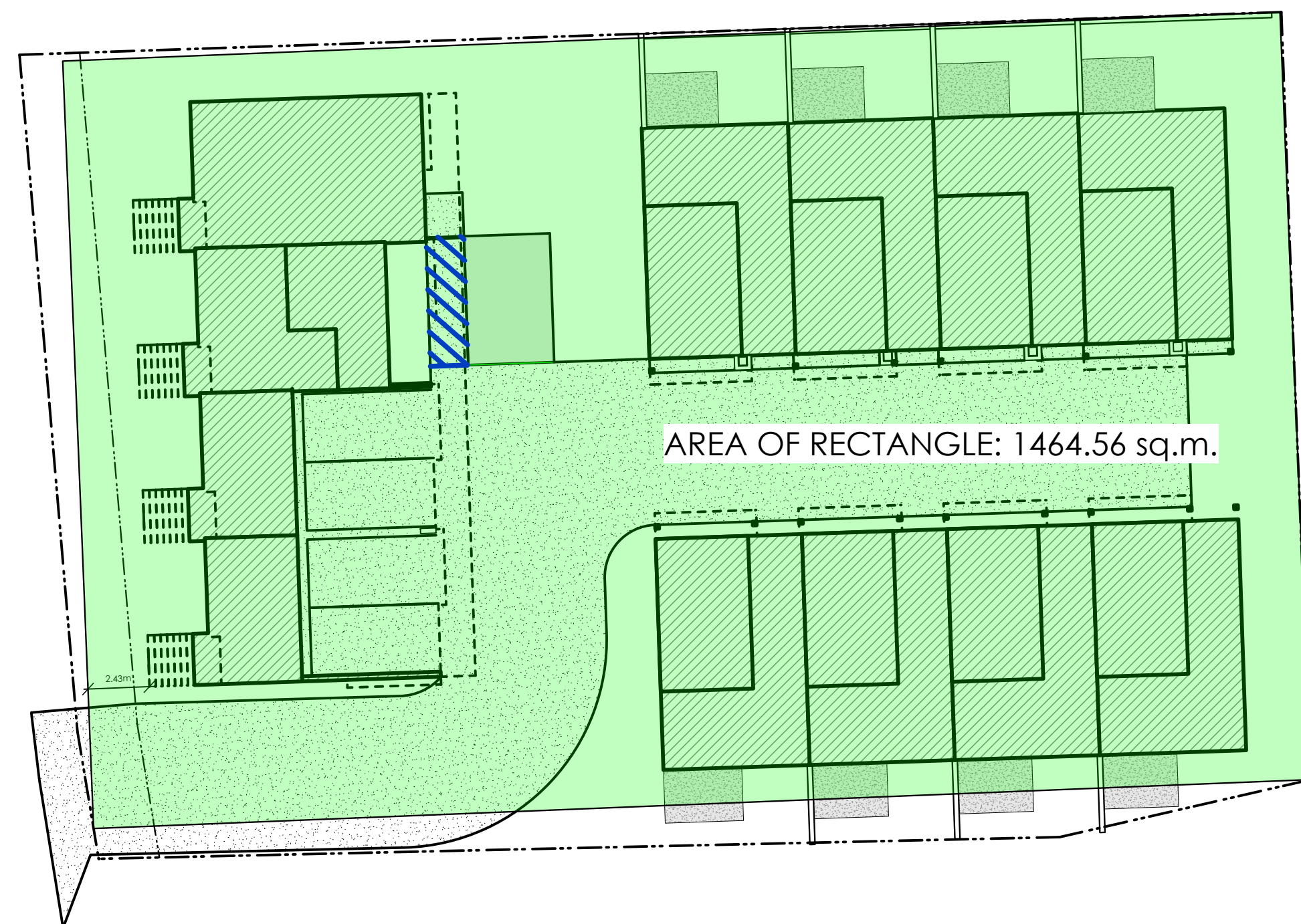
Scale
Not To Scale

Drawn By
MDK

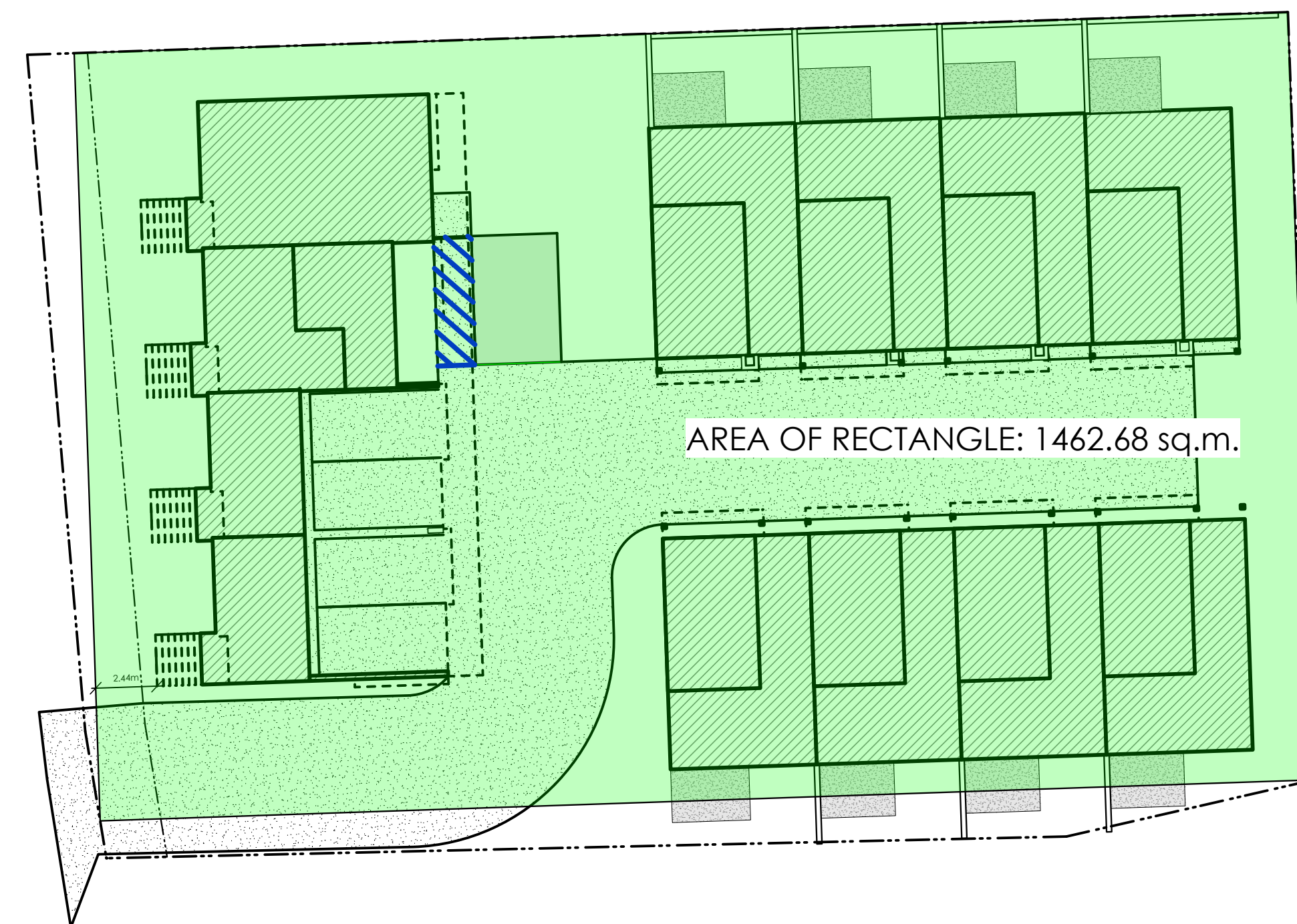
A102



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



2
A103
Scale: 1:200
Option B



2
A103
Scale: 1:200
Option C

Date

Mar 13, 2026

Project Address

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Victoria, BC

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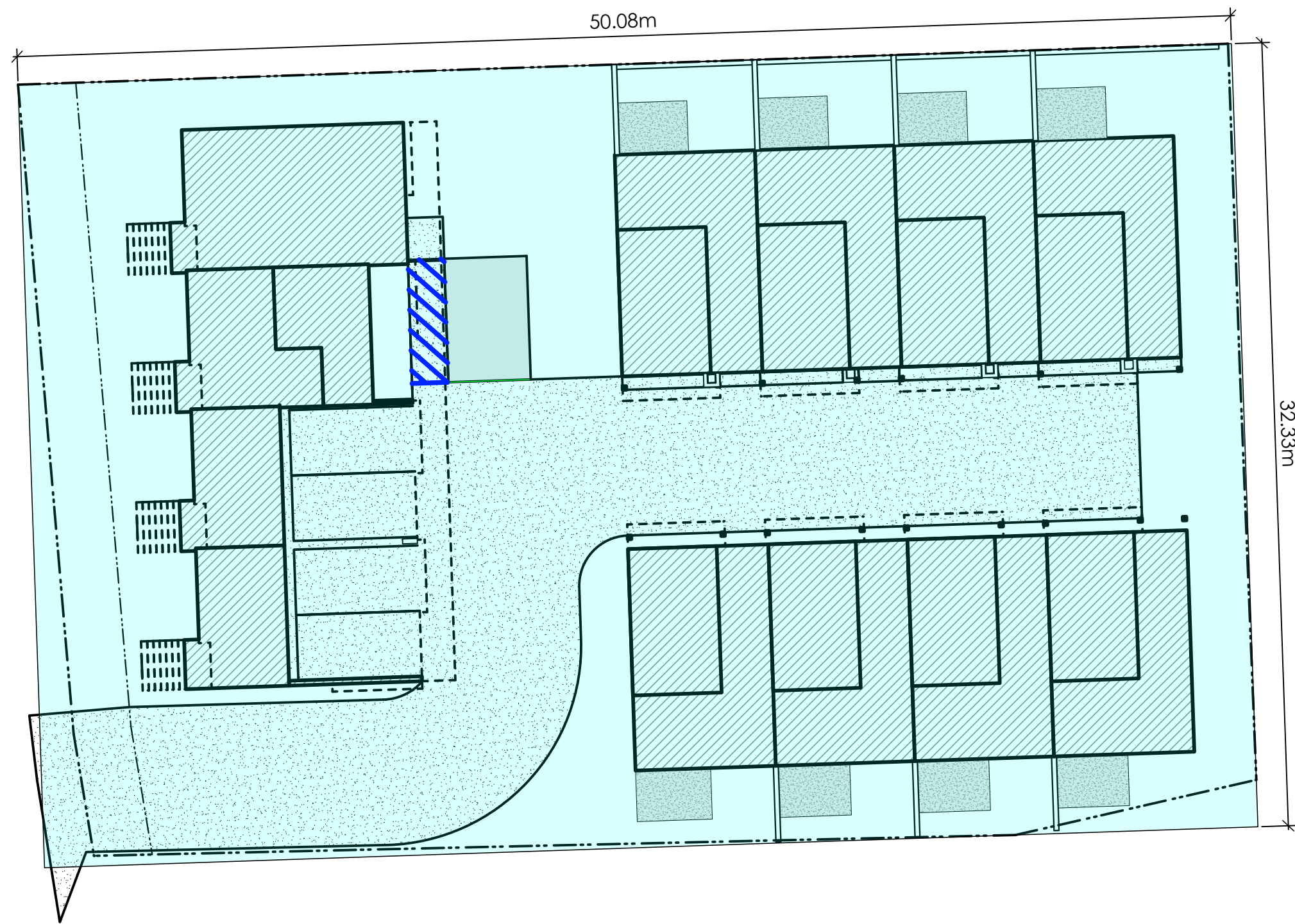
8895

Scale

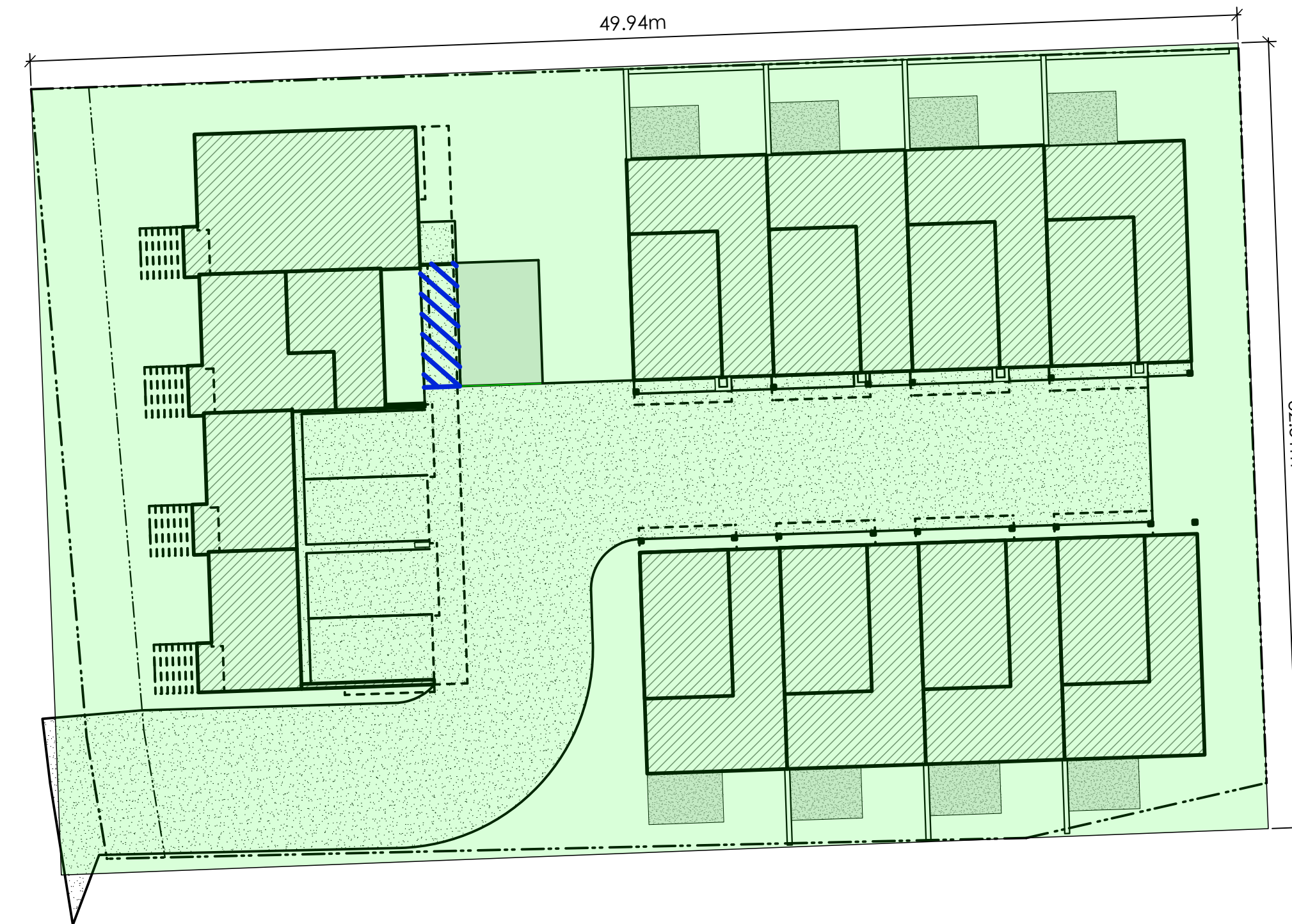
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Drawn By

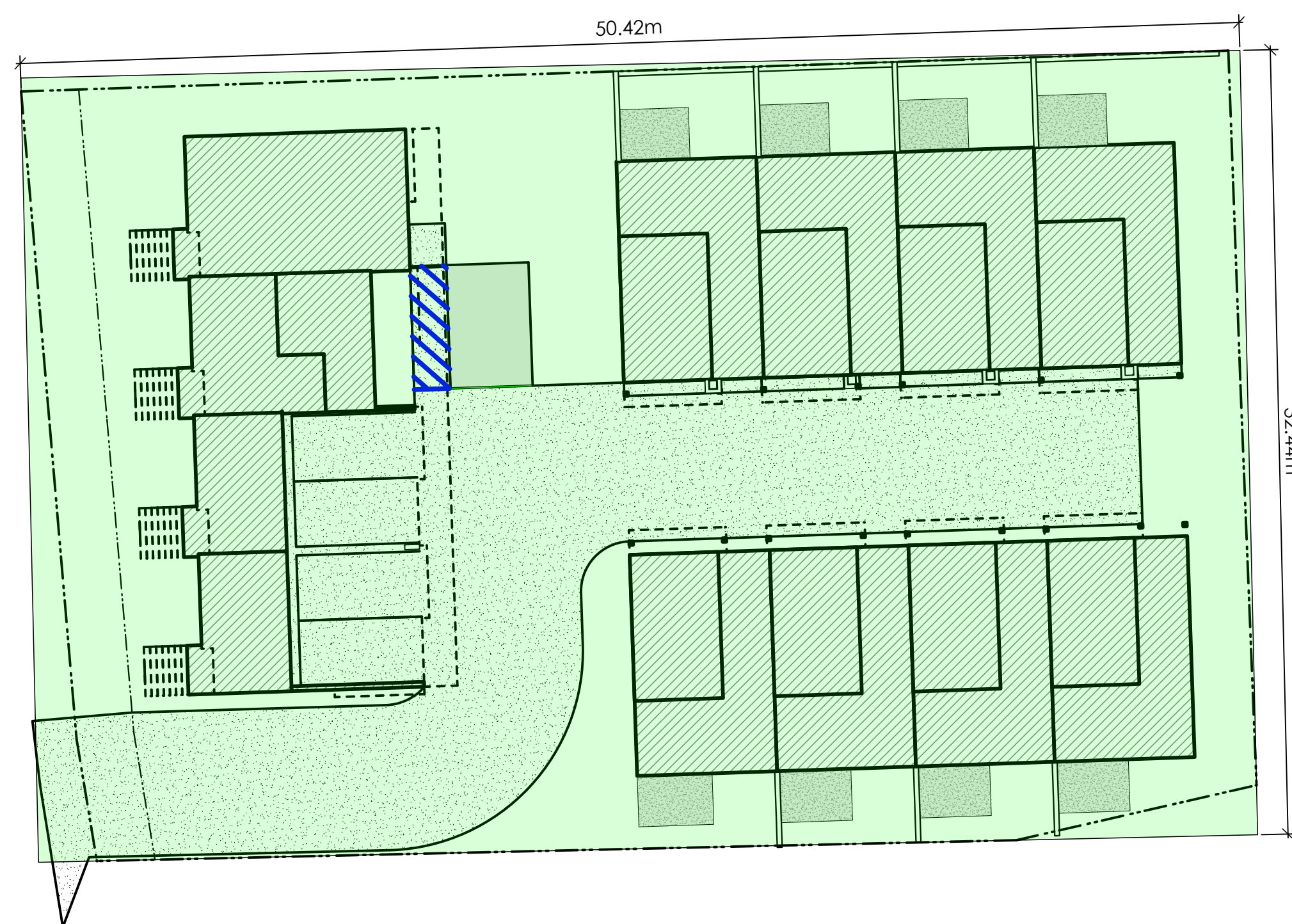
MDK



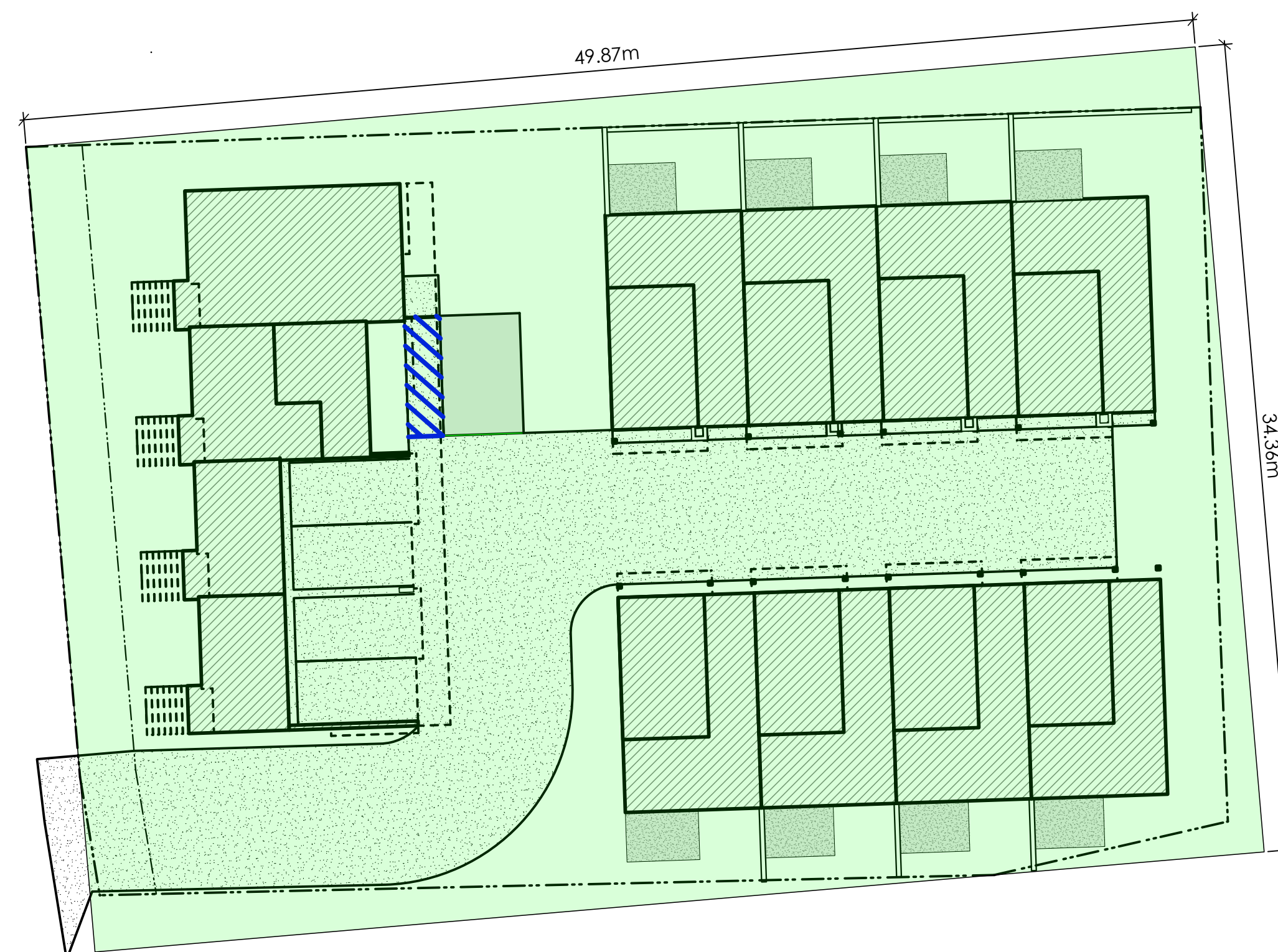
1
A104
Smallest Rectangle For Purposes of Determining Lot Width
Scale: 1:200



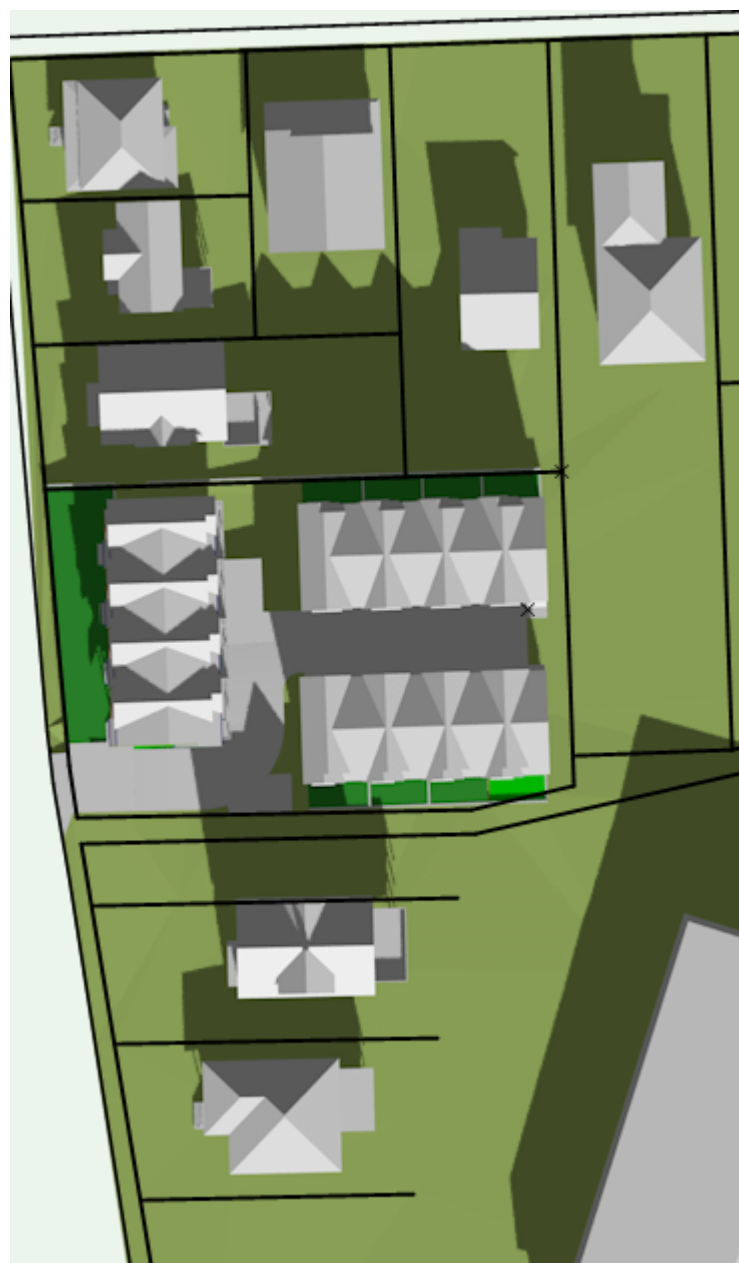
2
A104
Option B
Scale: 1:200



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



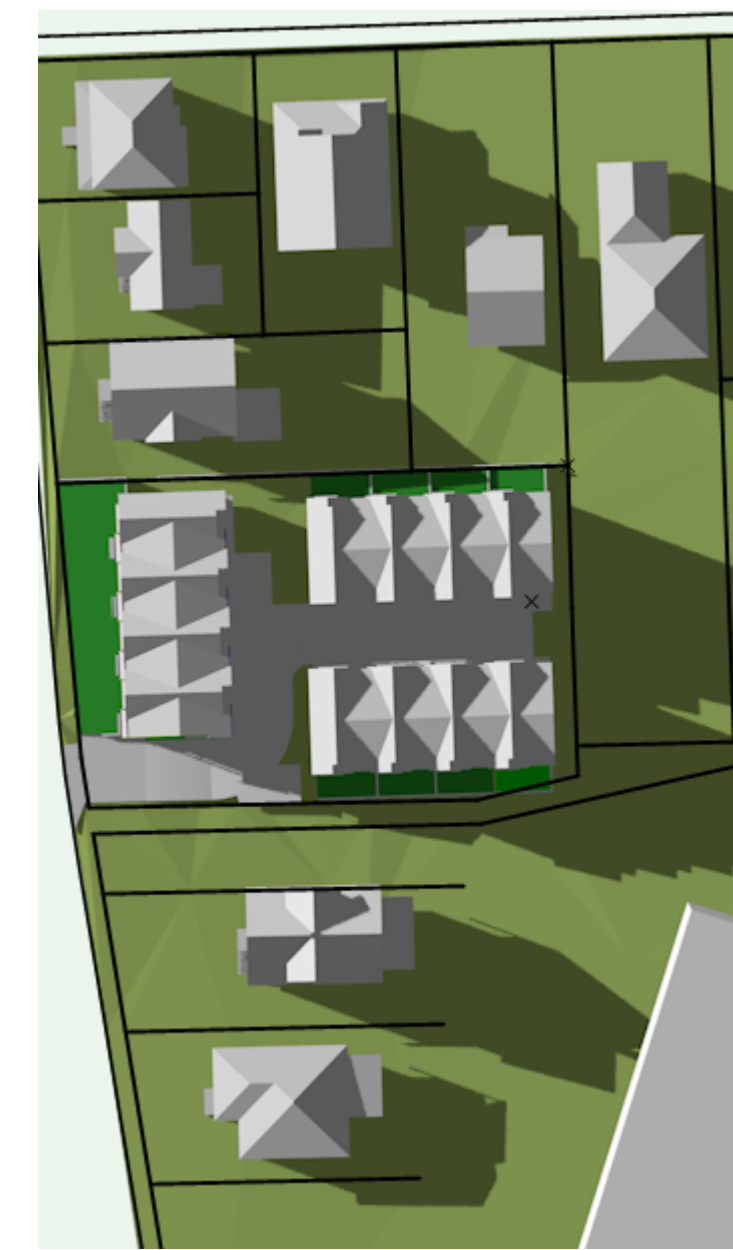
March 20th (SPRING EQUINOX)
4:00 pm



September 22nd (AUTUMN EQUINOX)
9:00 am



September 22nd (AUTUMN EQUINOX)
12:00 pm



September 22nd (AUTUMN EQUINOX)
4:00 pm



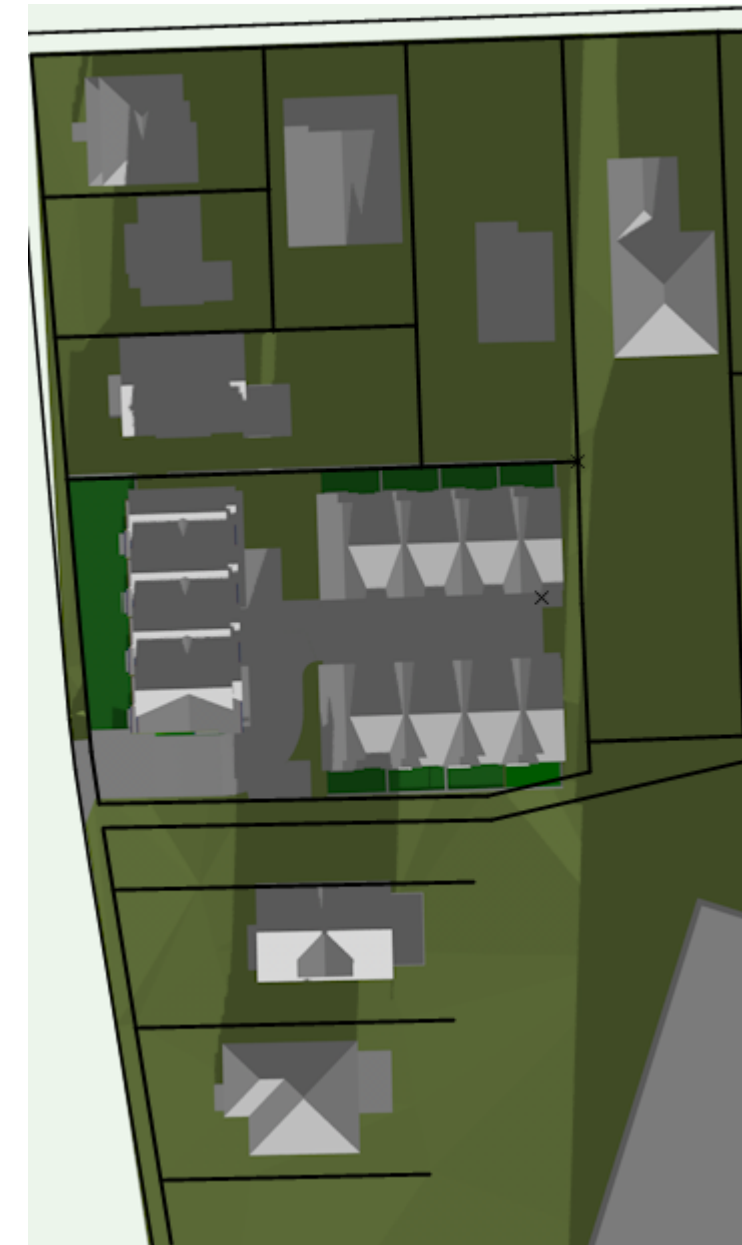
June 21st (SUMMER SOLSTICE)
9:00 am



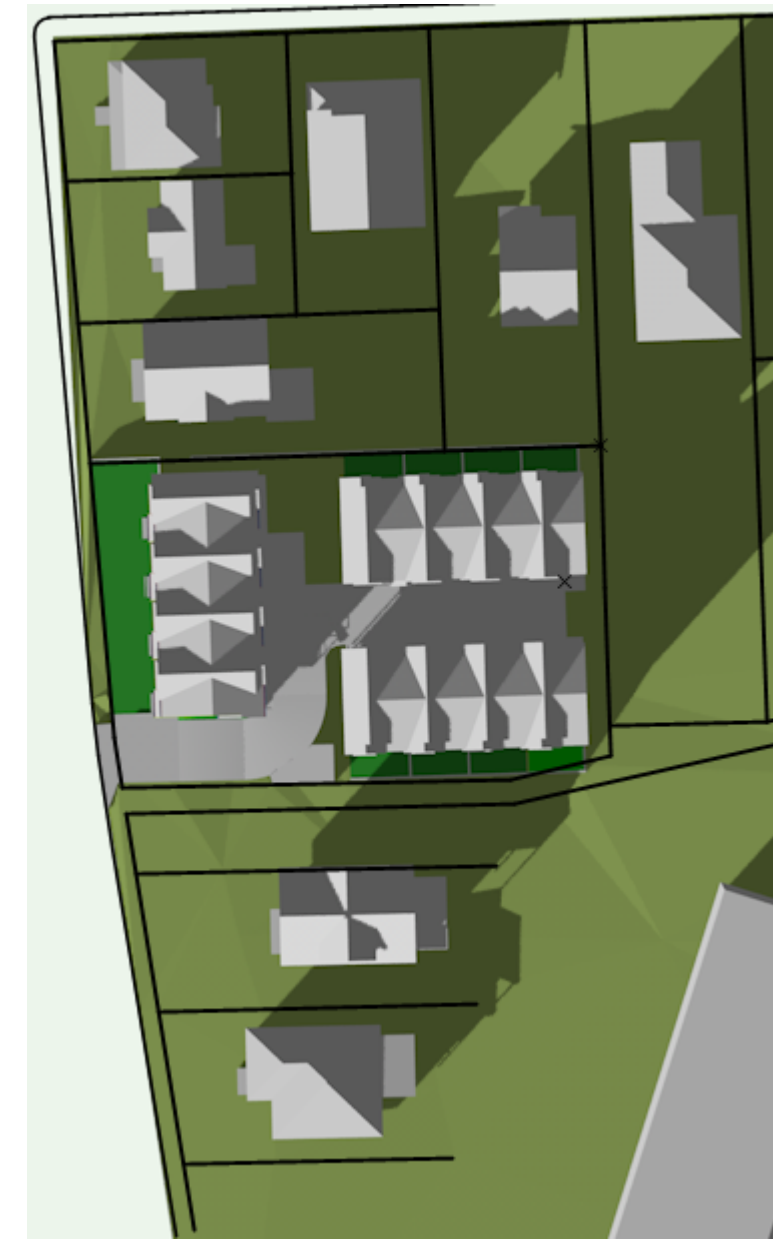
June 21st (SUMMER SOLSTICE)
12:00 pm



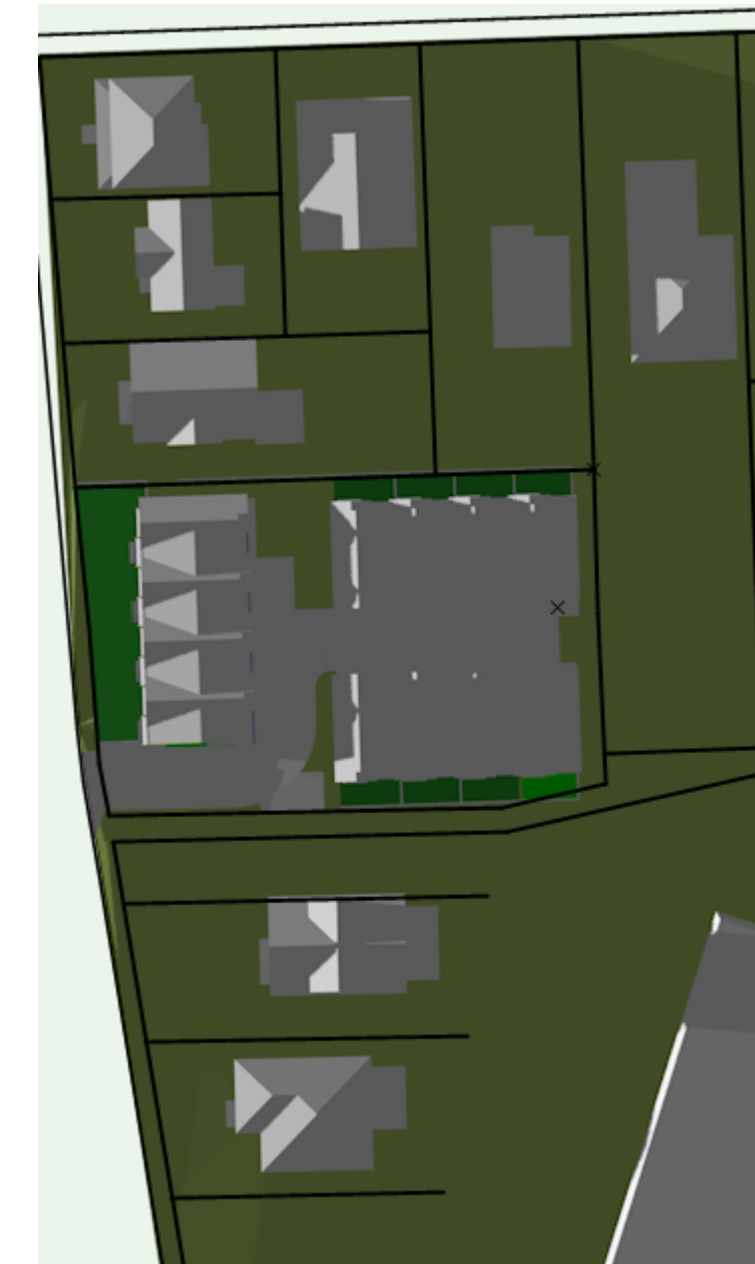
June 21st (SUMMER SOLSTICE)
4:00 pm



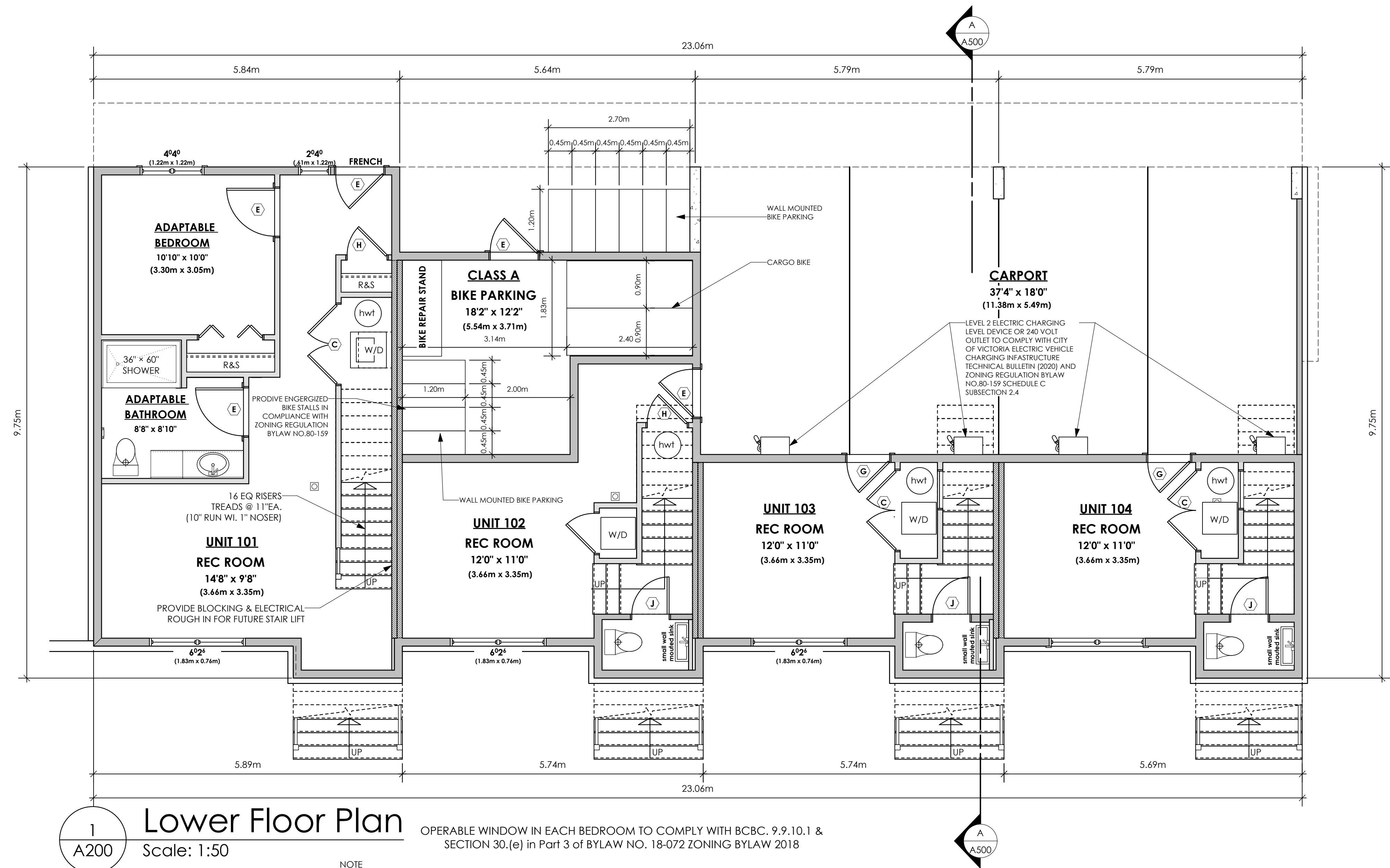
December 22nd (WINTER SOLSTICE)
9:00 am



December 22nd (WINTER SOLSTICE)
12:00 pm



December 22nd (WINTER SOLSTICE)
4:00 pm



Date

Mar 13, 2026

Project Address

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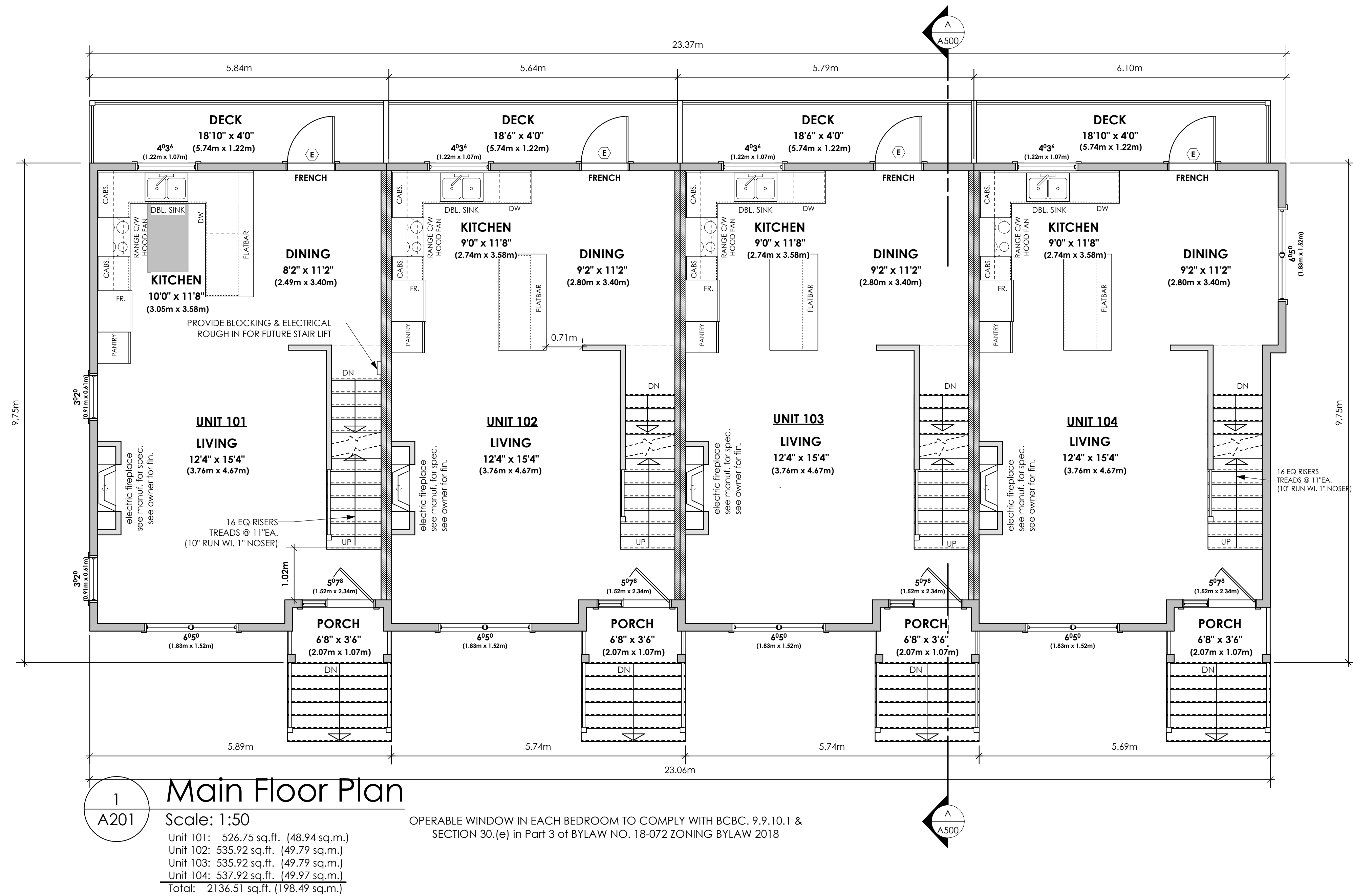
Scale

1:50

Drawn By

MDK

A200



DOOR SCHEDULE

A	8/0 X 6/8 (2438 X 2032)	F	2/10 X 6/8 (864 X 2032)
B	4/0 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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Project

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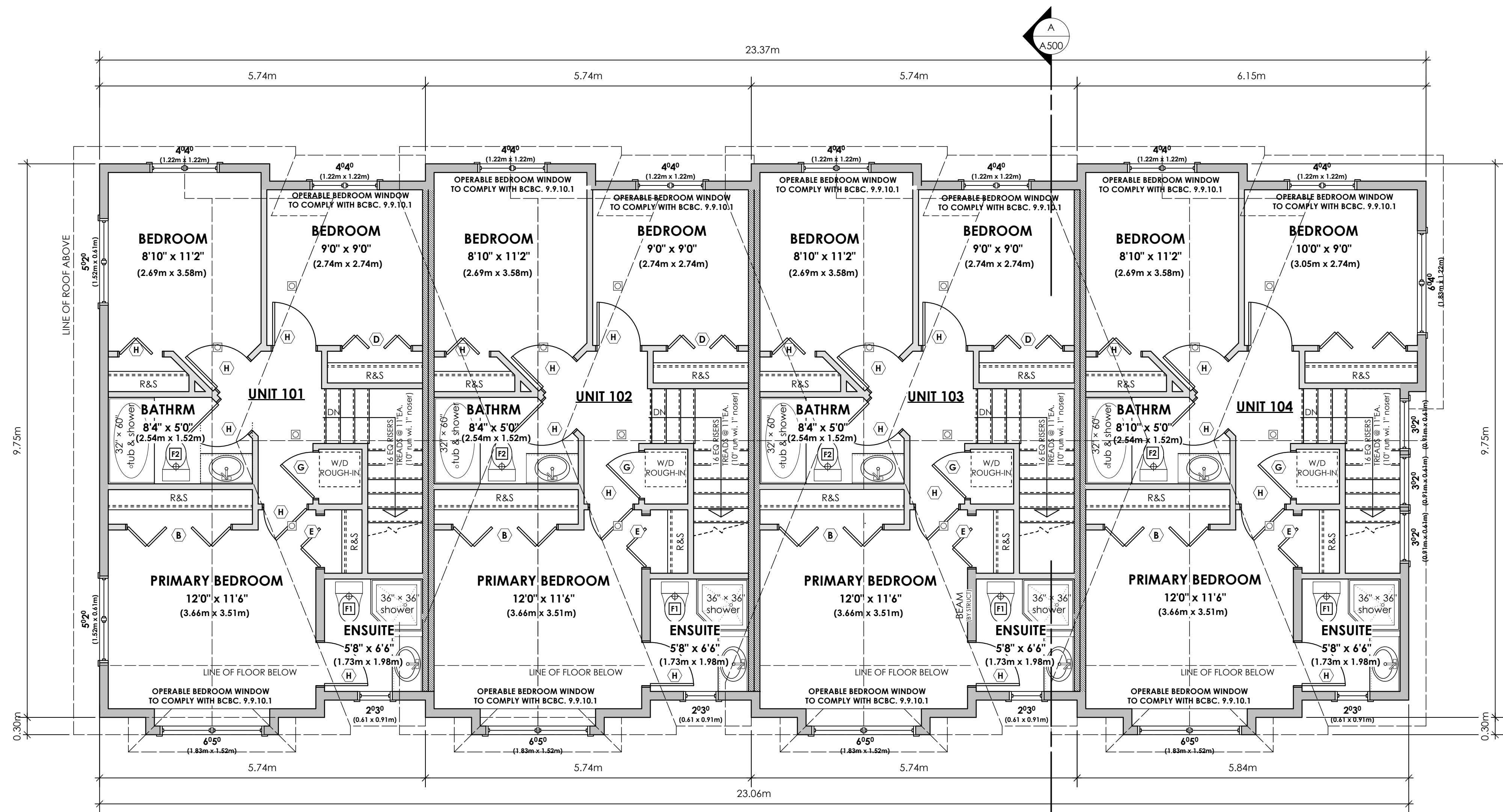
Scale

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	4/0 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)
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Date

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Project Address

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Prepared for

Maximus Private Capital Inc.

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Scale

1:50

Drawn By

MDK

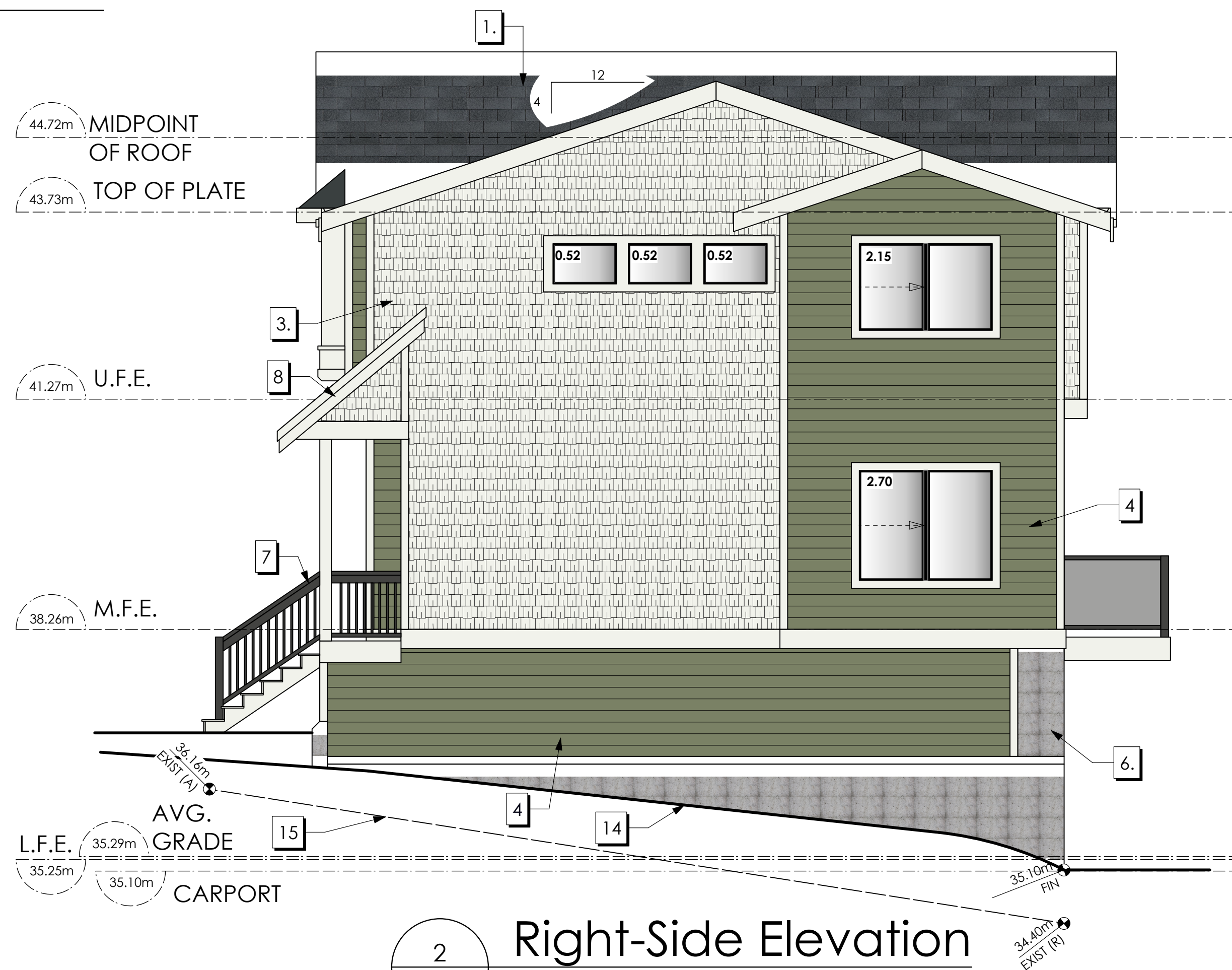
A202



1
A203
Front Elevation
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

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.



2
A203
Right-Side Elevation
Scale: 1:50

Date

Mar 13, 2026

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Maximus Private Capital Inc.

Project #

8895

Scale

1:50

Drawn By

MDK

Proposed Developement Permit

Block 1

A203



1
A204
Rear Elevation
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	8/11 WD COLUMN, TRIM, FASCIA, STAIRS, GUTTERS, METAL FLASHINGS	BENJAMIN MOORE: WHITE HERON (OC-57) OR SIMILAR
9	FRONT & DECK DOOR	BENJAMIN MOORE: PEAL 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

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.



2
A204
Left-Side Elevation
Scale: 1:50

Date

Mar 13, 2026

Project Address

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Victoria, BC

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Maximus Private Capital Inc.

Project #

8895

Scale

1:50

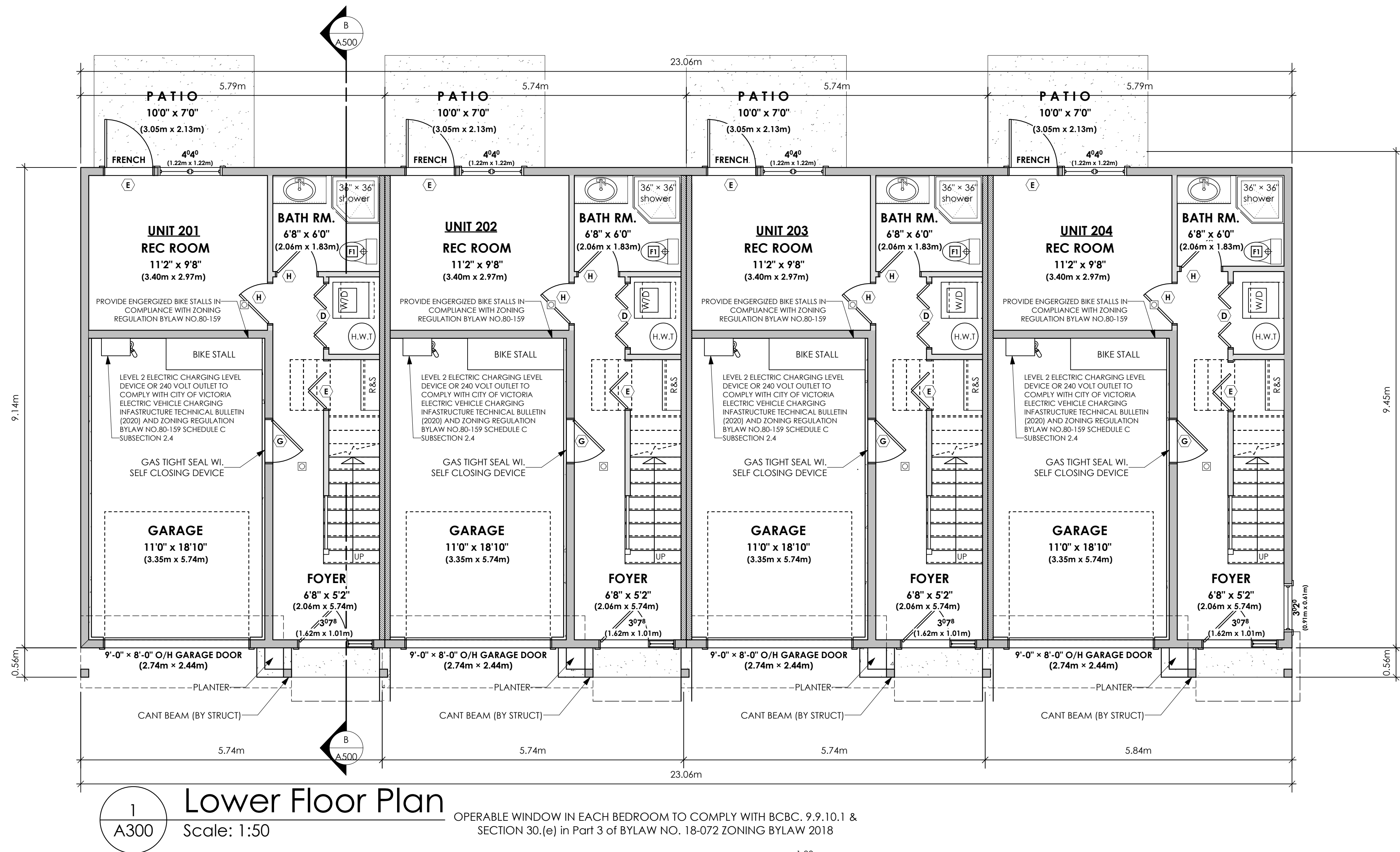
Drawn By

MDK

A204

Proposed Developement Permit

Block 1



Date

Feb 24, 2026

Project Address

2839/2845 Cedarhill Road
Victoria, BC

Prepared for

Maximus Private Capital Inc.

Project #

8895

Scale

1:50

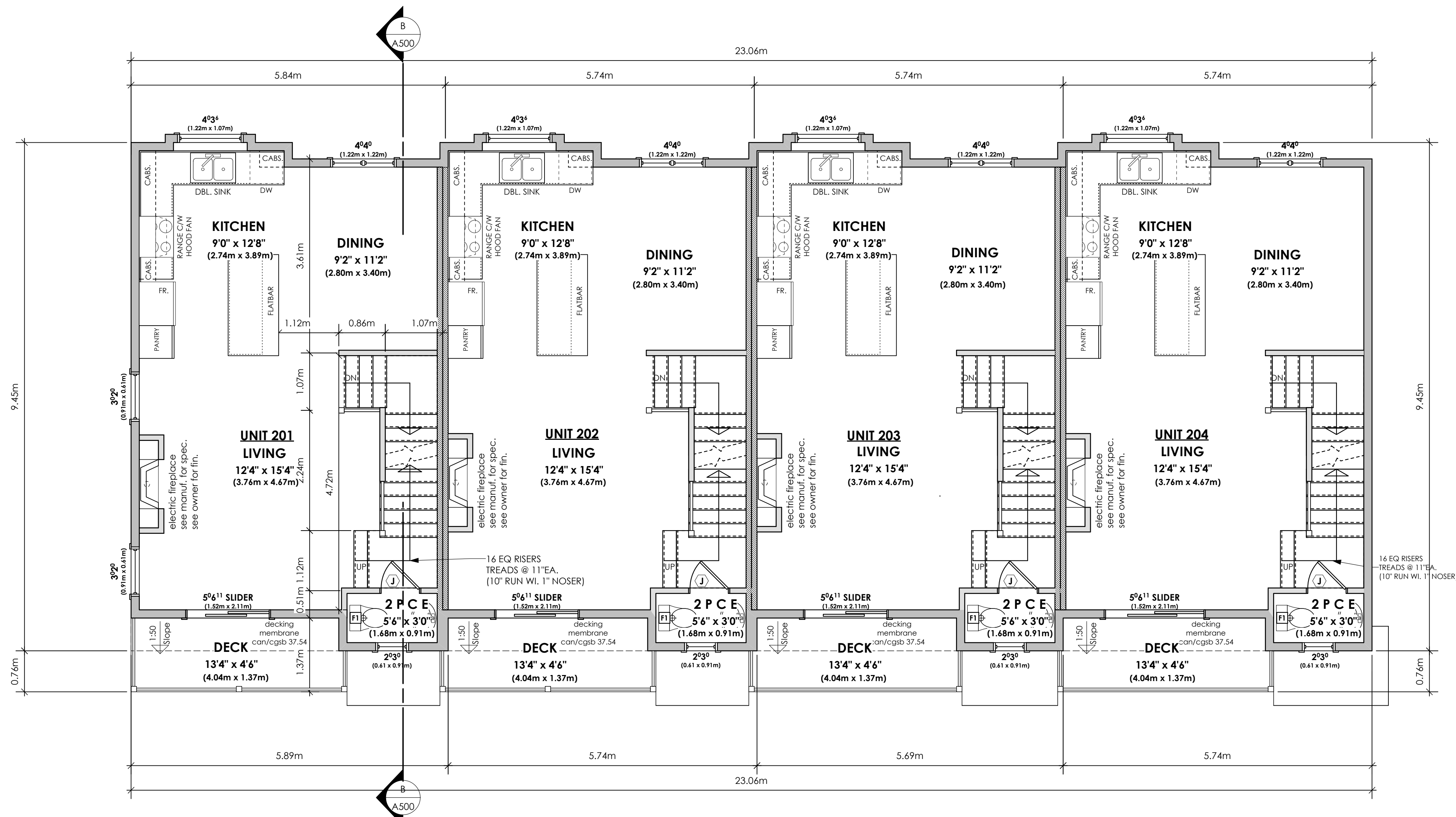
Drawn By

MDK

A300

Proposed Developement Permit

Block 2



1
A301

Main Floor Plan

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)

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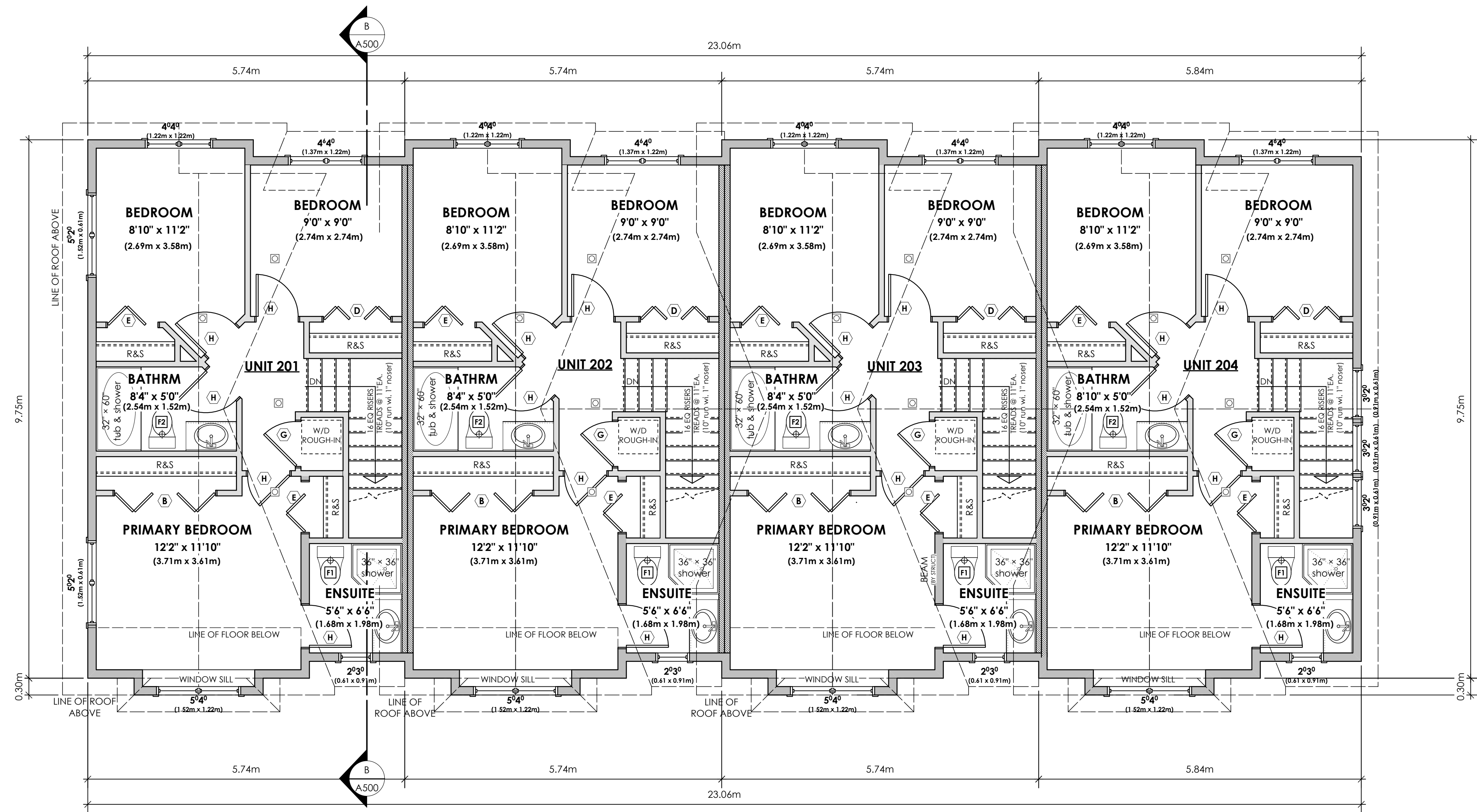
8895

Scale

1:50

Drawn By

MDK



1 Upper Floor Plan

A302 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.)
TOTAL: 2249.34 sq.ft. (208.96 sq.m.)

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

Proposed Developement Permit

Block 2

A302

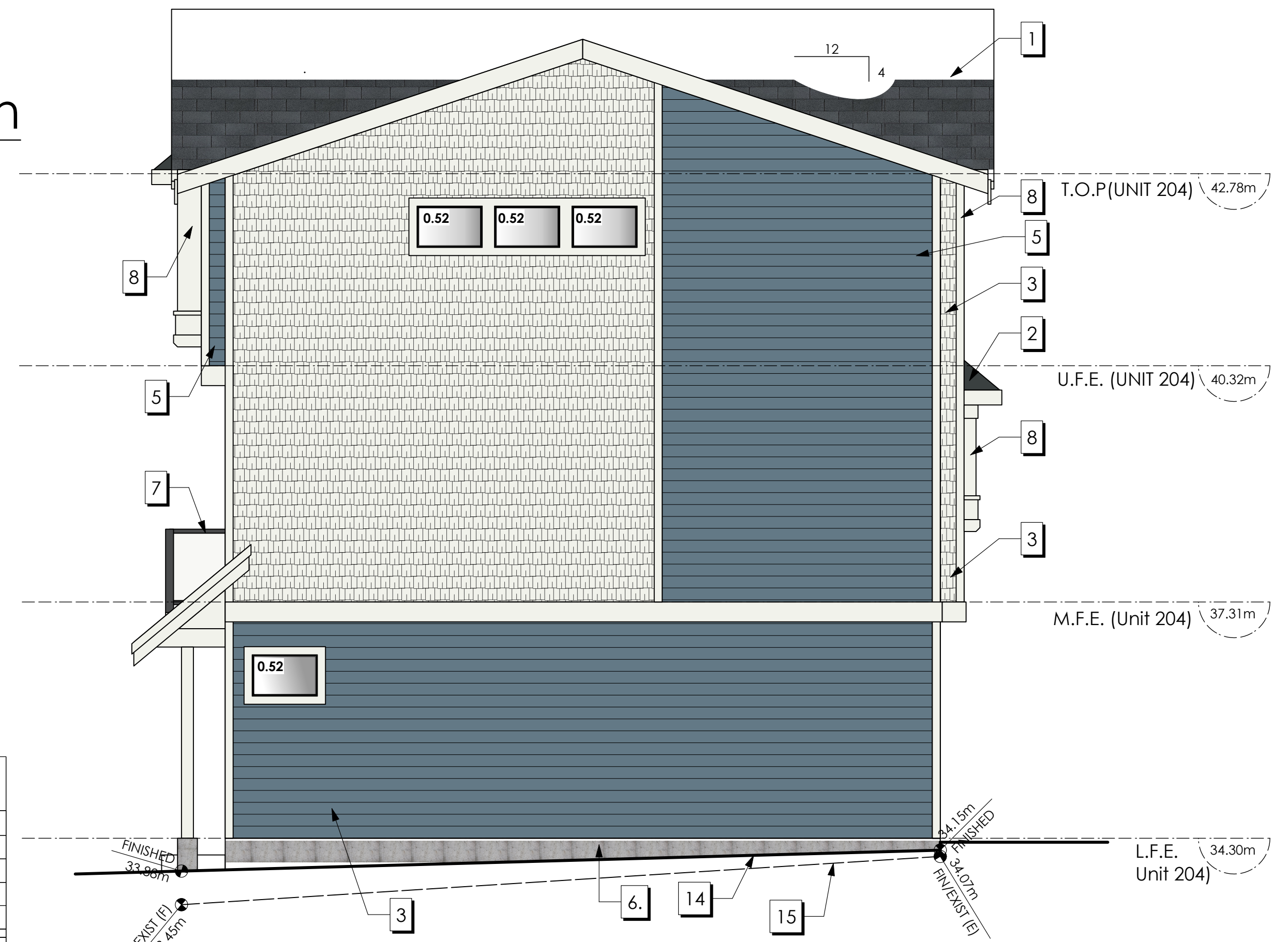


FINISHES & MATERIALS		COLOURS
1	ROOF (ASPHALT)	OXFORD GREY
2	ROOF (METAL)	CASCADIA METALS IRON ORE
3	FIBRE CEMENT SHINGLES	BENJAMIN MOORE: WHITE HERON (OC-57) OR SIMILAR
4	FIBRE CEMENT LAP	BENJAMIN MOORE: GREAT BARRINGTON GREEN (HC-122) OR SIMILAR
5	FIBRE CEMENT LAP	BENJAMIN MOORE: PHILPSBURG BLUE (HC-159) 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
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

1
A303
Front Elevation
Scale: 1:50



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

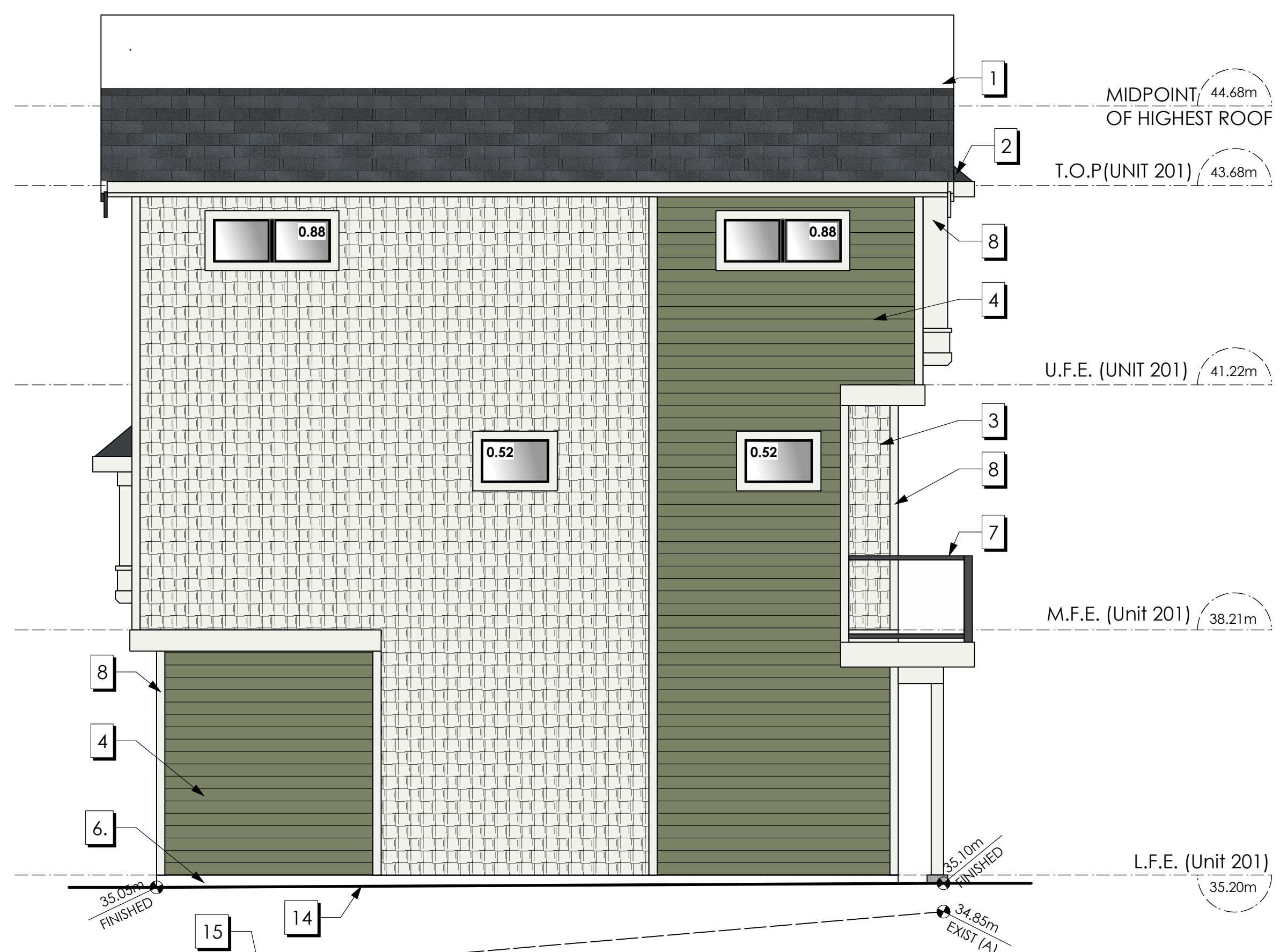


1
A304
Northeast (Rear)
Scale: 1:50

	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
A303
Right-Side Elevation
Scale: 1:50

Date
Feb 24, 2026

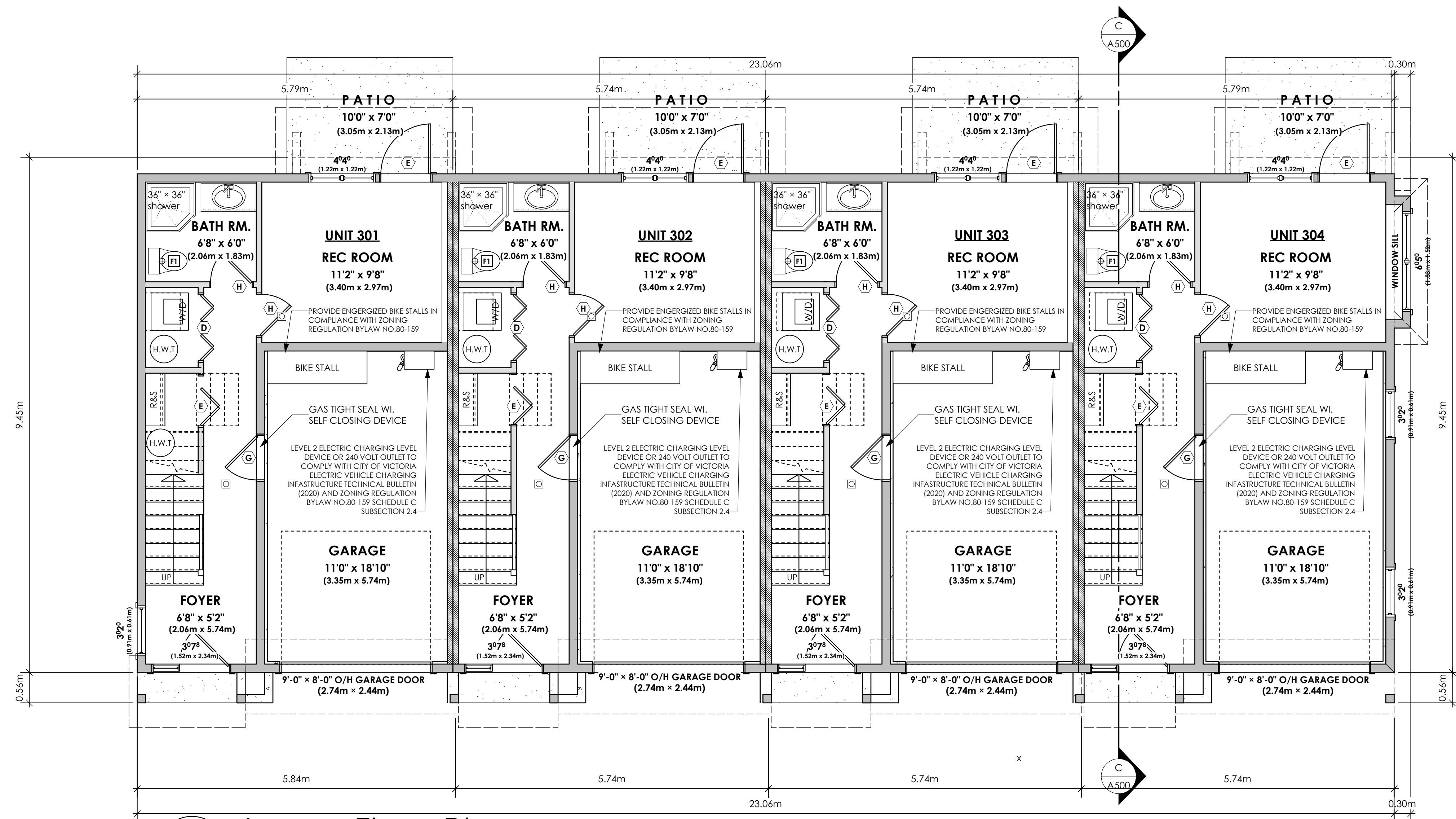
Project Address
2839/2845 Cedarhill Road
Victoria, BC
Prepared for
Maximus Private Capital Inc.

Project #
8895

Scale
1:50

Drawn By
MDK

A304



1
A400

Lower Floor Plan

Scale: 1:50

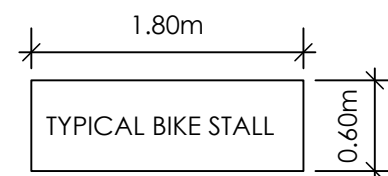
OPERABLE WINDOW IN EACH BEDROOM TO COMPLY WITH BCBC, 9.9.10.1 & SECTION 30.(e) in Part 3 of BYLAW NO. 18-072 ZONING BYLAW 2018

DWELLINGS

Unit 301:	307.72 sq.ft.	(28.59 sq.m.)
Unit 302:	317.39 sq.ft.	(29.49 sq.m.)
Unit 303:	317.39 sq.ft.	(29.49 sq.m.)
Unit 304:	314.17 sq.ft.	(29.19 sq.m.)
TOTAL:	1256.67 sq.ft.	(116.76 sq.m.)

GARAGES

Unit 301:	228.78 sq.ft.	(21.25 sq.m.)
Unit 302:	228.78 sq.ft.	(21.25 sq.m.)
Unit 303:	228.78 sq.ft.	(21.25 sq.m.)
Unit 304:	222.33 sq.ft.	(20.66 sq.m.)
TOTAL:	908.78 sq.ft.	(84.41 sq.m.)



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

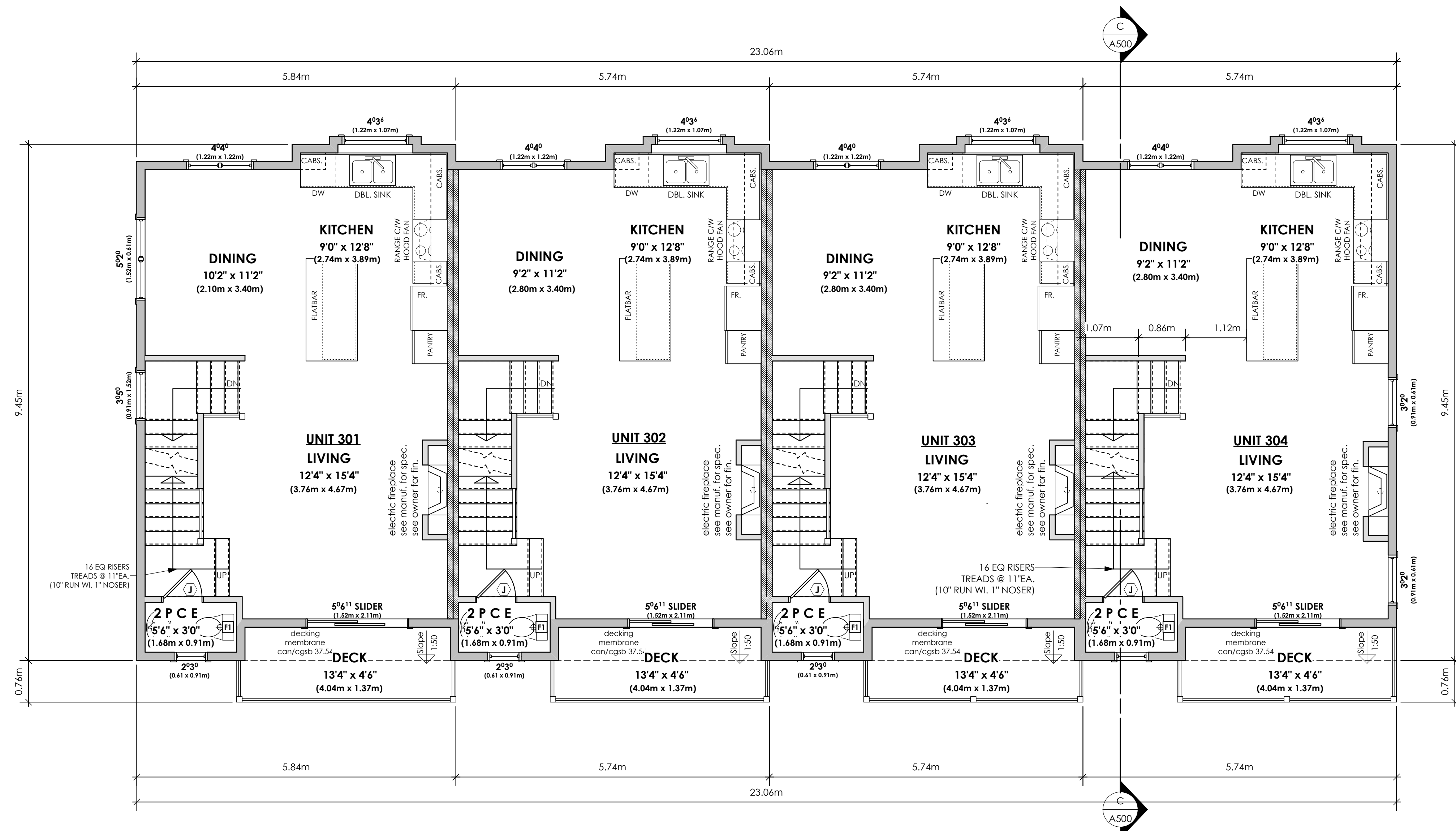
Drawn By

MDK

Proposed Developement Permit

Block 3

A400



1
A401

Main Floor Plan

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)

Proposed Developement Permit

Block 3

A401

Date

Mar 13, 2026

Project Address

2839/2845 Cedarhill Road
Victoria, BC

Prepared for

Maximus Private Capital Inc.

Project #

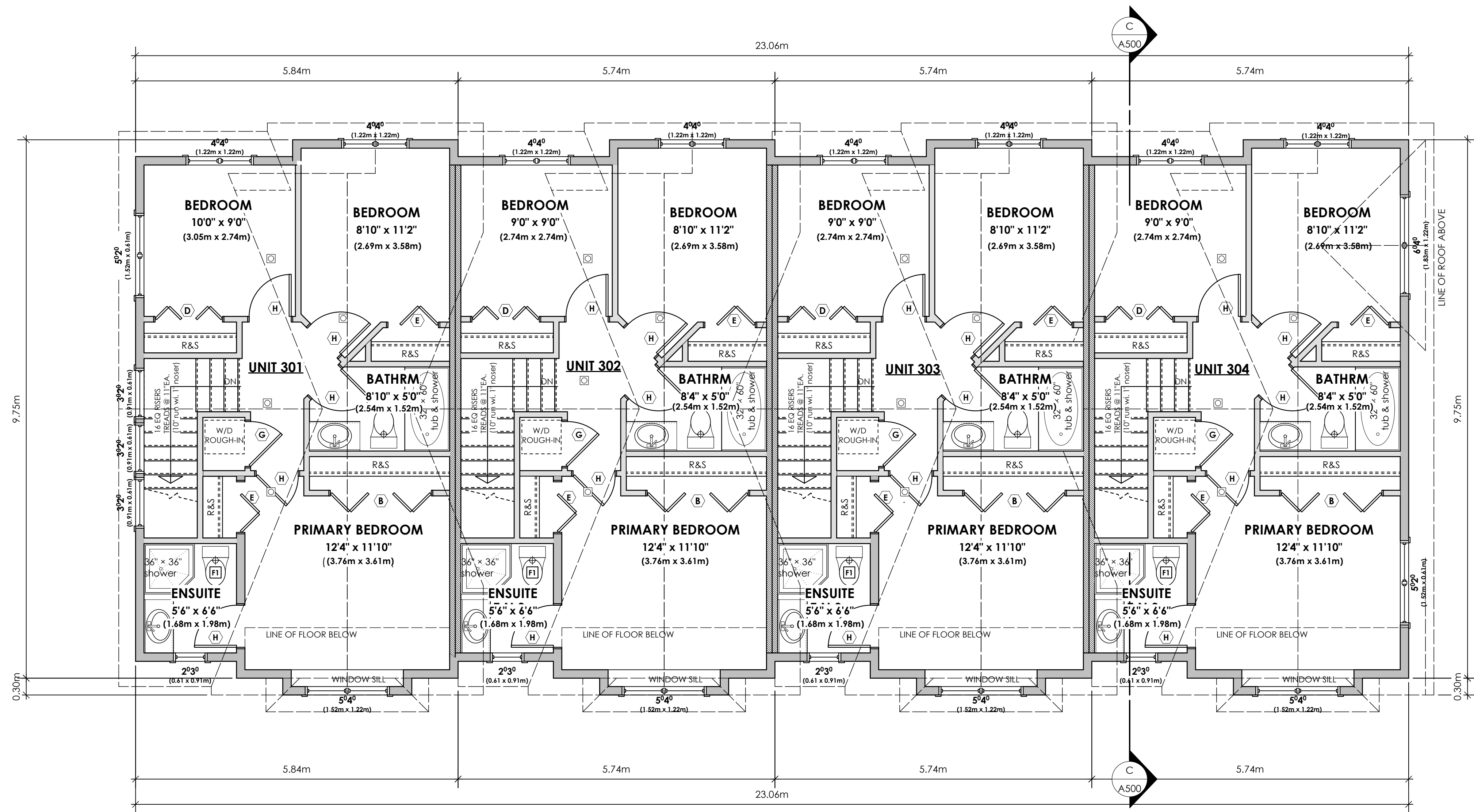
8895

Scale

1:50

Drawn By

MDK



1 A402 Upper Floor Plan

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.)
TOTAL: 2249.34 sq.ft. (208.96 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	2'4" 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

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Scale

1:50

Drawn By

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Proposed Developement Permit

Block 3

A402



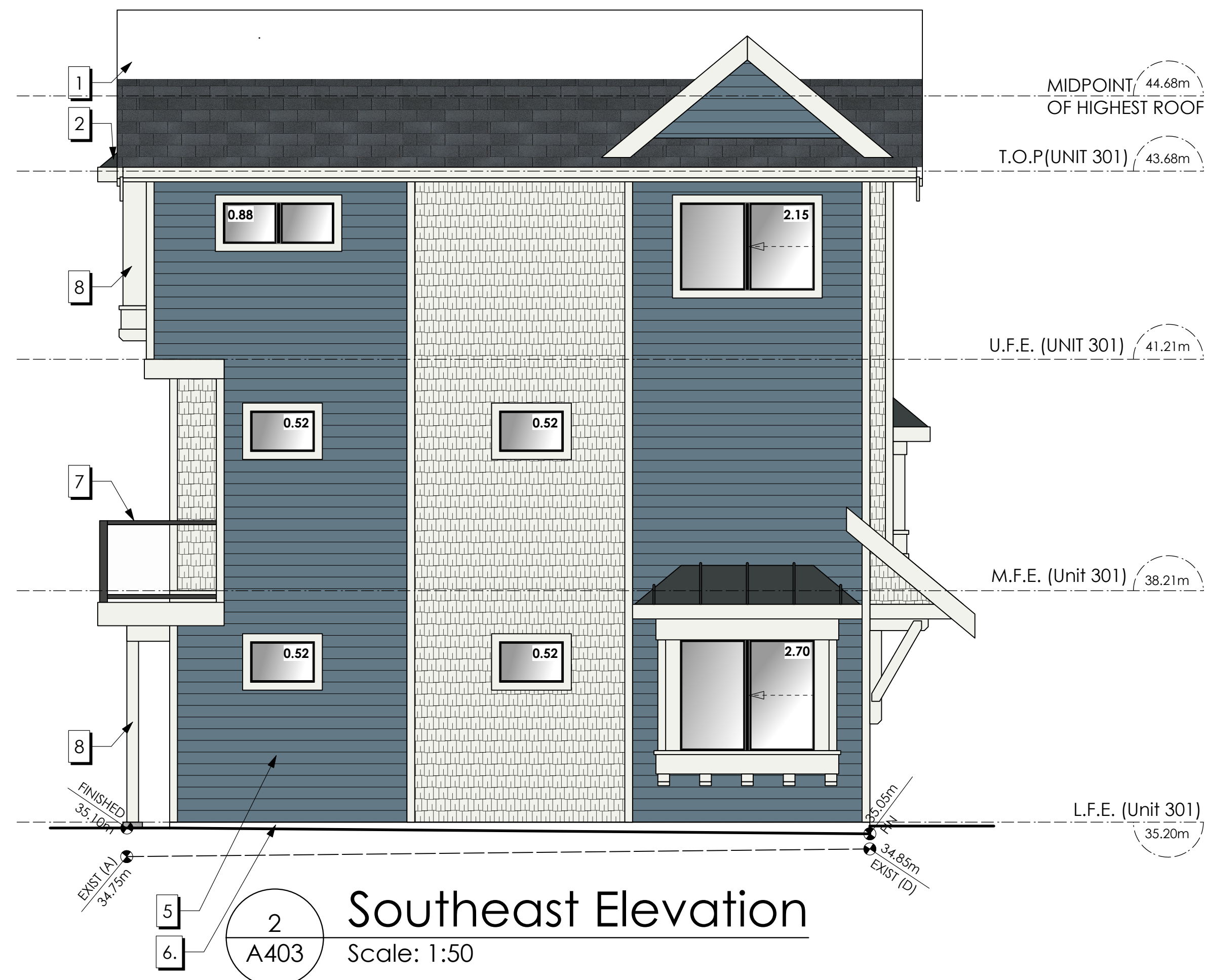
1 Southwest (Front) Elevation
A403 Scale: 1:50

	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: 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 & 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

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MDK

Proposed Developement Permit

Block 3

A403



1 Northeast (Rear) Elevation

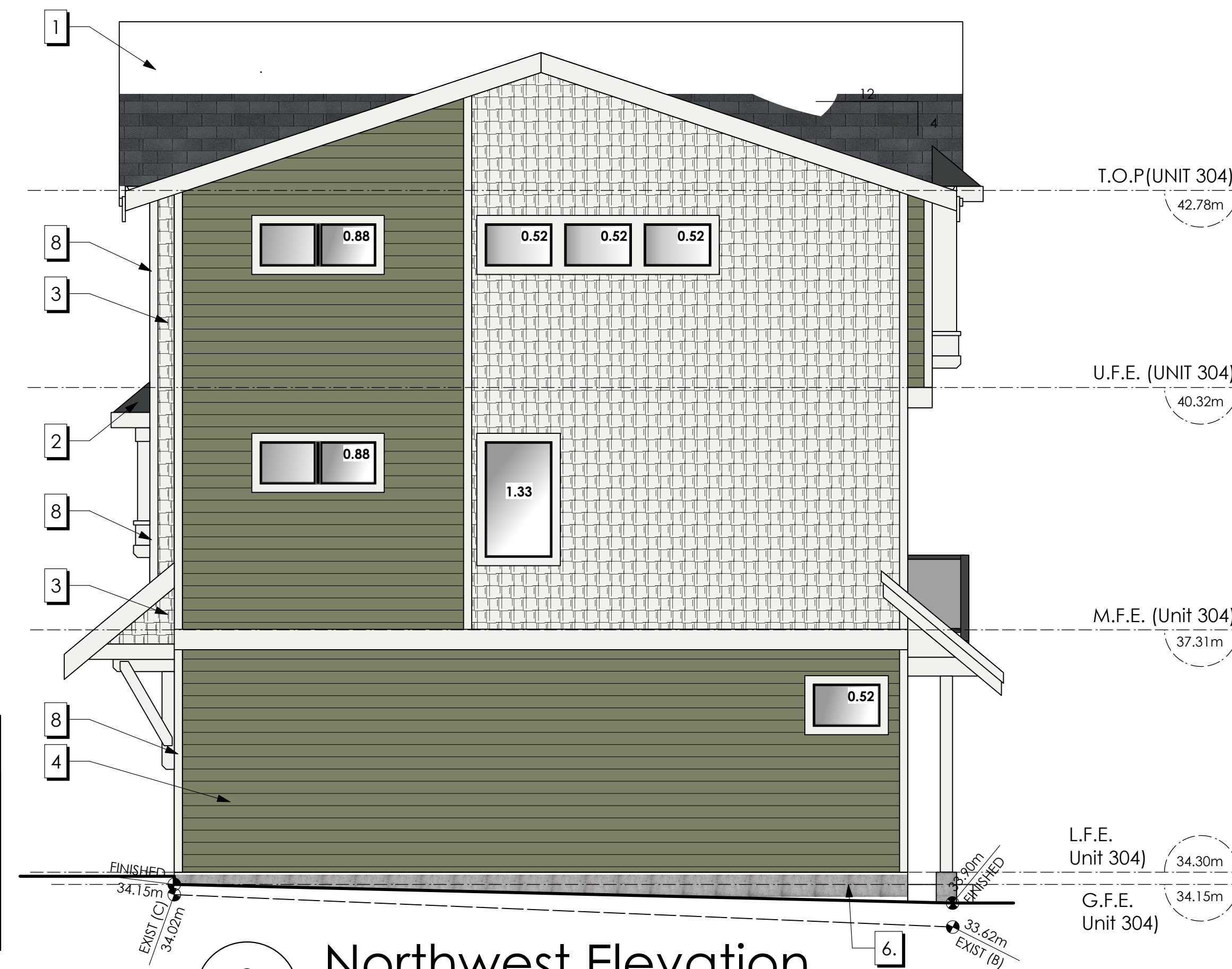
Scale: 1:50

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 & 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
Northeast (Rear)						
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.
Northwest						
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

Scale: 1:50

Date

Mar 13, 2026

Project Address

2839/2845 Cedarhill Road
Victoria, BC

Prepared for

Maximus Private Capital Inc.

Project #

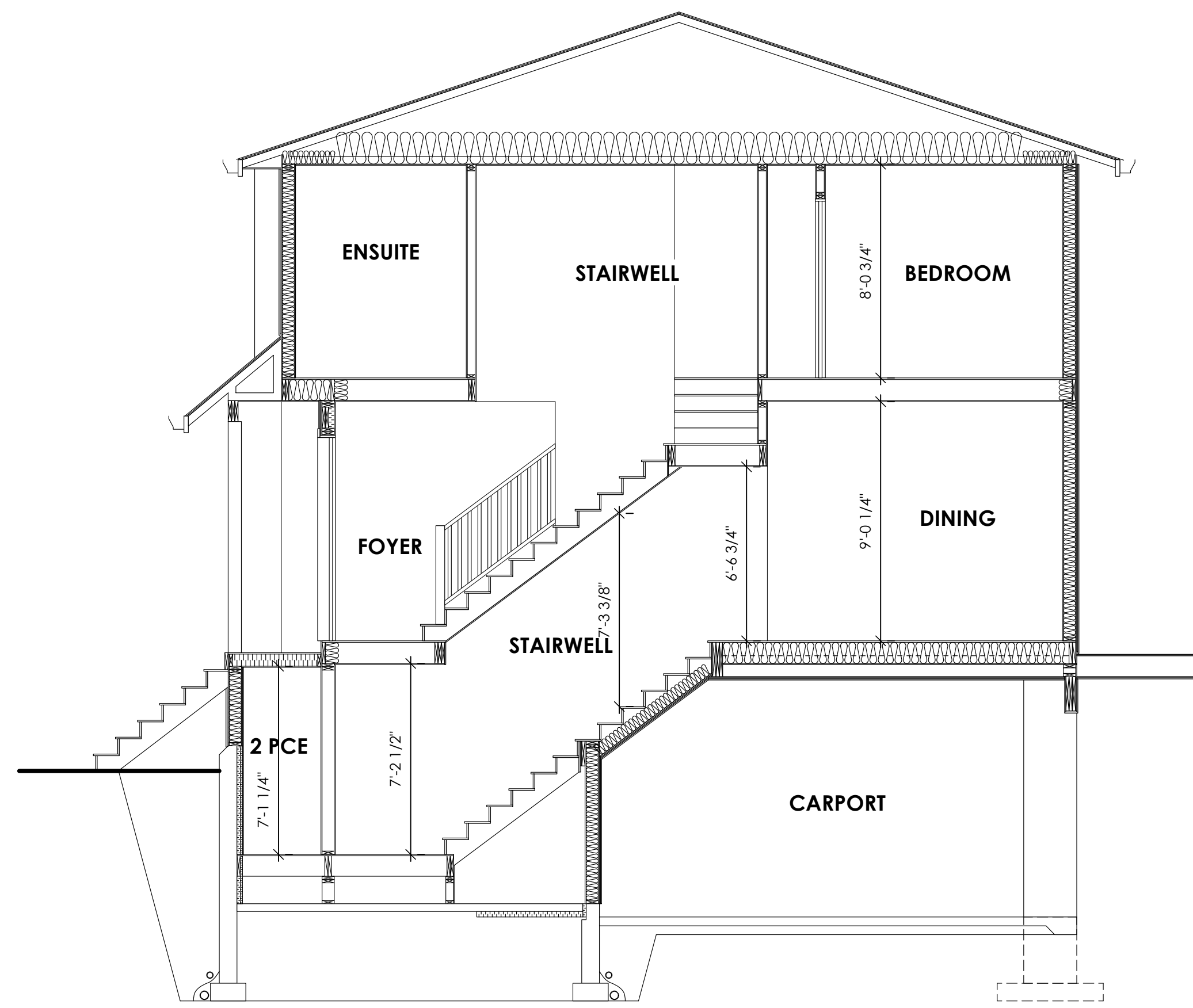
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Scale

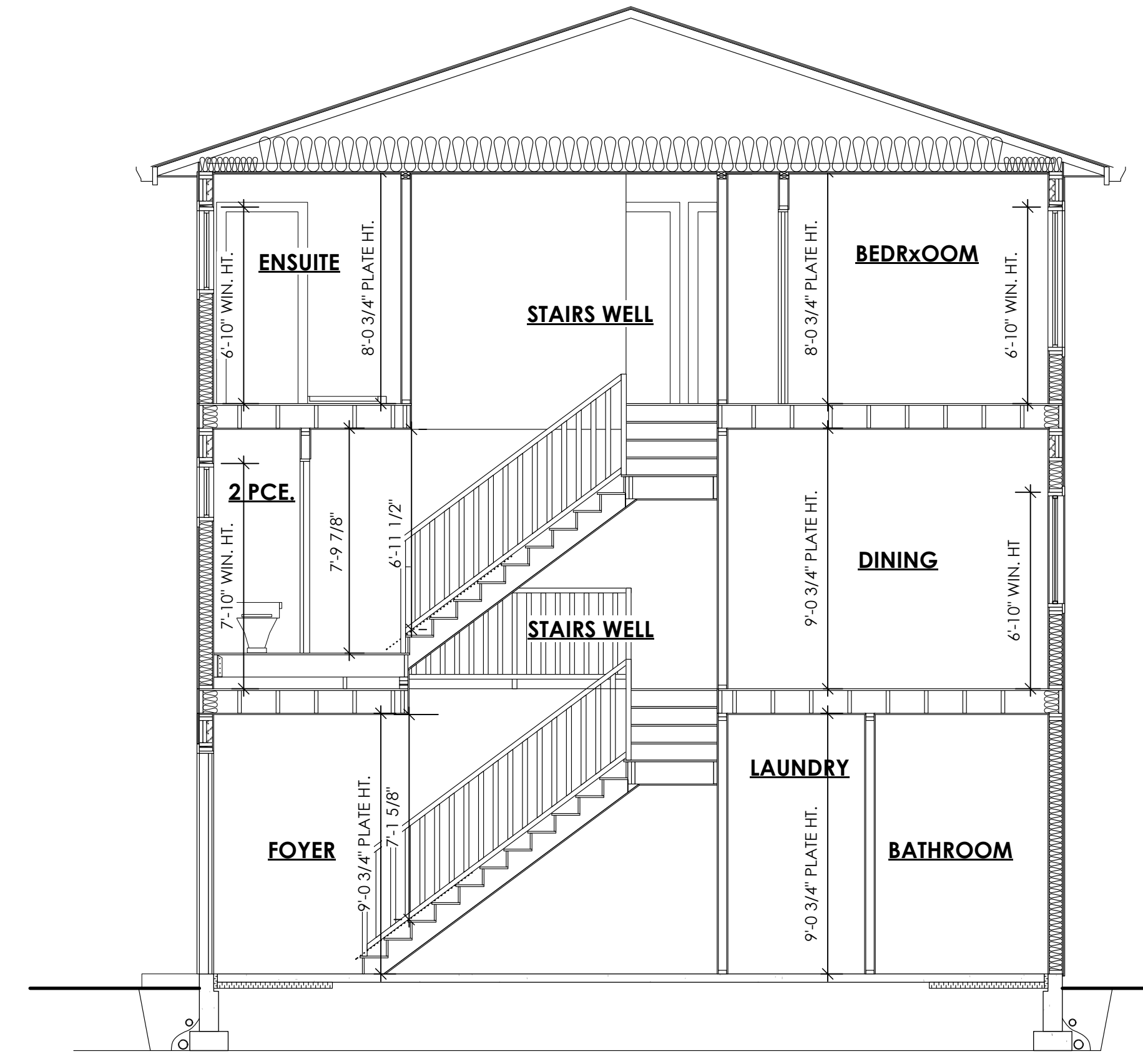
1:50

Drawn By

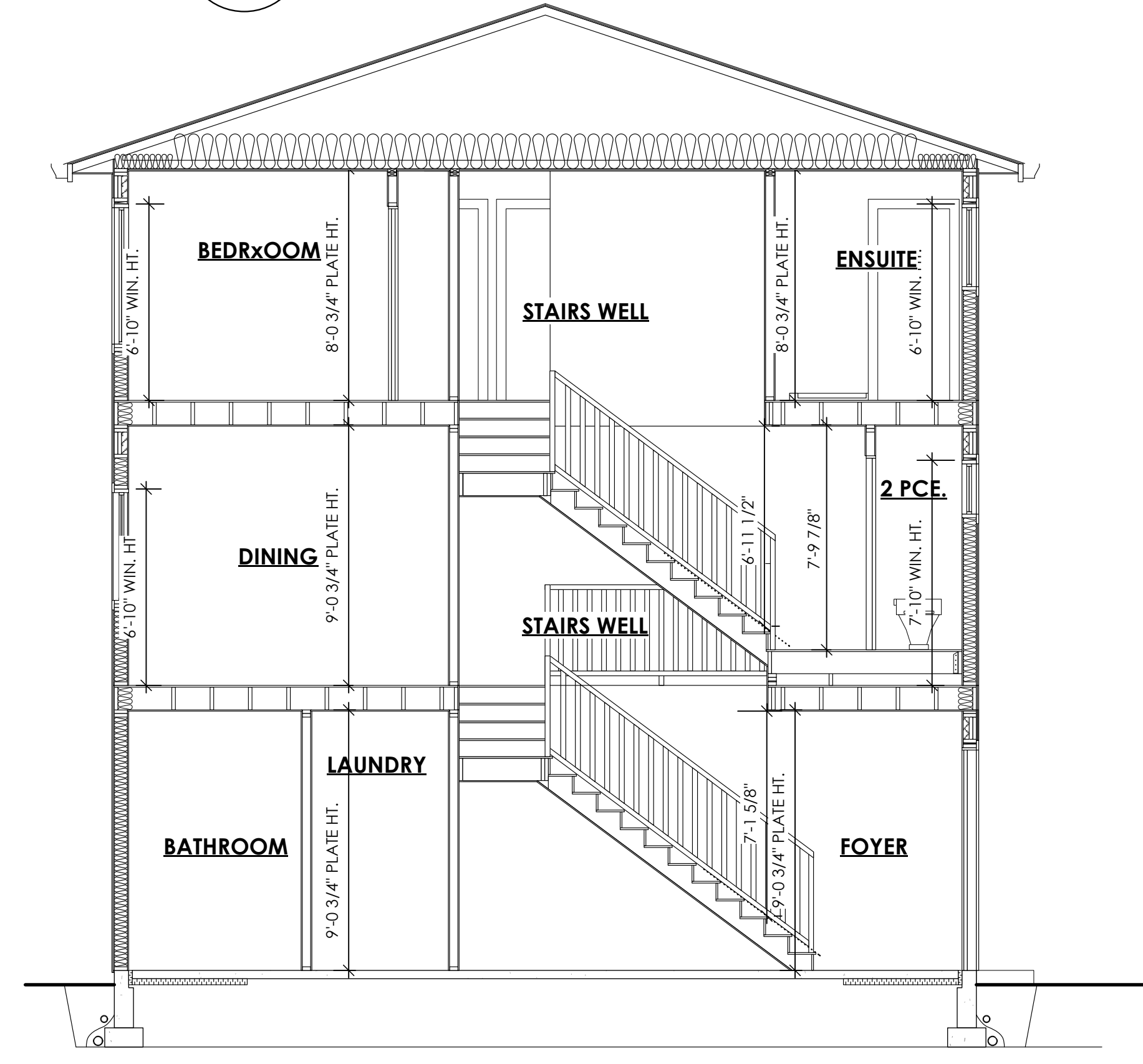
MDK



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



VICTORIA TREE PROTECTION NOTES:

CONSTRUCTION AND SERVICE INSTALLATIONS ARE TO BE CARRIED OUT UNDER PROVISIONS OF TREE PROTECTION BYLAW No. 21-035.

THE APPLICANT'S PROJECT ARBORIST SHALL SUPERVISE ERECTION OF TEMPORARY BARRIER FENCE AT THE PERIMETER OF THE ROOT ZONE OF RETAINED TREES.

THE APPLICANT'S QUALIFIED PROJECT ARBORIST SHALL SUPERVISE EXCAVATION WITHIN THE ROOT ZONE OF TREE BYLAW LISTED TREES AND IS RESPONSIBLE FOR ENSURING ROOTS THAT ARE CRITICAL FOR MAINTAINING STABILITY AND OR VITALITY ARE NOT DAMAGED AND NON-CRITICAL ROOTS ARE CORRECTLY PRUNED.

VICTORIA IRRIGATION INSPECTION NOTES:

IRRIGATION SYSTEMS ON CITY PROPERTY SHALL COMPLY TO CITY OF VICTORIA SUPPLEMENTARY SPECIFICATIONS FOR STREET TREES AND IRRIGATION SCHEDULE "C", BYLAW 12-042, SUBDIVISION BYLAW. IRRIGATION DRAWINGS MUST BE SUBMITTED TO PARKS DIVISION FOR REVIEW AND APPROVAL 30 DAYS PRIOR TO INSTALLATION WORK. THE FOLLOWING IRRIGATION AND SLEEVING INSPECTIONS BY PARKS STAFF ARE REQUIRED BY SCHEDULE "C", TO SCHEDULE AN INSPECTION PLEASE CONTACT TOM SHERBO (TSHERBO@VICTORIA.CA) AND ALSO COPY (TREEPERMITS@VICTORIA.CA), 48 HOURS PRIOR TO THE REQUIRED INSPECTION TIME.

THE IRRIGATION SYSTEM AND SLEEVING INSPECTION REQUIREMENTS CAN BE FOUND IN SCHEDULE "C" OF THE VICTORIA SUBDIVISION AND DEVELOPMENT SERVICING BYLAW No. 12-042.

1. IRRIGATION SLEEVING PRIOR TO BACKFILLING*
2. OPEN TRENCH MAIN LINE AND PRESSURE TEST
3. OPEN TRENCH LATERAL LINE
4. 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° BEND IS REQUIRED SHOULD BE INSTALLED USING 100MM SDR 28 GSX (22.5") LONG SWEEPS. PLEASE INSTALL AT 400MM DEPTH

PRELIMINARY SERVICING NOTES:

- (A) PROPOSED NEW 40mm WATER SERVICE AND METER.
- (B) NOTE REMOVED.
- (C) NOTE REMOVED.
- (D) EXISTING SERVICES TO BE CAPPED.
- (E) NOTE REMOVED.
- (F) PROPOSED 150mm DRAIN SERVICE HUB CONNECTION COMPLETE WITH INSPECTIONS CHAMBERS (IC) AT PROPERTY LINE.
- (G) NOTE REMOVED.
- (H) ONSITE STORMWATER MANAGEMENT AREA COMPLETE WITH ROCK INFILTRATION CHAMBER, PERFORATED PVC UNDERDRAIN, CLEANOUTS, AND SILT TRAP WITH AN OVERFLOW PER AS CITY OF VICTORIA PER RAINWATER MANAGEMENT STANDARDS - PROFESSIONAL EDITION. DETAILS TO BE CONFIRMED AT BUILDING PERMIT.
- (I) PROPOSED NEW 6.0m WIDE CONCRETE DRIVEWAY APROX AS PER CITY OF VICTORIA SD C7a.
- (J) PROPOSED NEW NON-MOUNTABLE CURB.
- (K) EXISTING STRUCTURES/BUILDINGS TO BE REMOVED UNDER SEPARATE DEMO PERMIT.
- (L) EXISTING SIDEWALK TO BE REMOVED AND PROPOSED NEW GRASS SWALE AS PER COV RAINWATER MANAGEMENT STANDARDS - PROFESSIONAL EDITION. DETAILS AT BUILDING PERMIT.
- (M) PROPOSED NEW 2.0m WIDE CONCRETE SIDEWALK.
- (N) PROPOSED NEW 2.4m WIDE CONCRETE WALKWAY COMPLETE WITH CHAIN-LINK FENCE AS PER COV STD. DETAIL C10.
- (O) PROPOSED NEW CONCRETE BASE AND "SIMPLE HERITAGE" DECORATIVE POST-TOP PEDESTRIAN STREETLIGHT, COMPLETE WITH JUNCTION BOX AND CONDUIT.
- (P) NOTE REMOVED.
- (Q) PROPOSED NEW JUNCTION BOX AND CONDUIT.
- (R) PROPOSED NEW 25mm IRRIGATION SERVICE AND METER COMPLETE WITH 25mm DOUBLE CHECK VALVE.
- (S) PROPOSED SILT TRAP C/W 150mm SERVICE TO ROCK PIT.
- (T) PROPOSED BOULEVARD TREES. LOCATION T.B.D. BY CITY OF VICTORIA PARKS.
- (U) PROPOSED CATCH BASIN C/W 150mm SERVICE TO ROCK PIT.
- (V) PROPOSED NON-MOUNTABLE CURB AND CATCHBASIN COMPLETE C/W 150mm SERVICE TO ROCK PIT AND 150mm OVERFLOW TO PRIVATE STORM DRAIN.
- (W) PROPOSED NEW SANITARY INSPECTION CHAMBER.
- (X) PROPOSED PRIVATE SEWER LIFT STATION AND FORCEMAIN.

LEGEND

LS	LS	CLEANOUT	MC	DITCH
PP	PP	CATCHBASIN	NMC	METER
UE	UE	MANHOLE	W	FLUSH VALVE
G	G	SERVICE RISER	MC	VALVE
W	W	MOUNTABLE CURB	W	REDUCER
S	S	NON-MOUNT. CURB	NMC	HYDRANT
D	D	EDGE ASPHALT	W	AIR VALVE

PRELIMINARY RAINWATER MANAGEMENT CALCULATIONS

- PROPOSED ROCK INFILTRATION CHAMBER TO BE USED AS GREEN STORMWATER INFRASTRUCTURE. PRELIMINARY SIZING AS PER CITY OF VICTORIA RAINWATER MANAGEMENT STANDARDS SIZING APPROACH FOR INFILTRATION CHAMBERS.
- DESIGN MUST MEET CITY OF VICTORIA'S RAINWATER MANAGEMENT STANDARD OF MANAGING 32mm / 24hrs.
- A HYDRAULIC CONDUCTIVITY (k_d) OF 2mm/hr HAS BEEN ASSUMED, RESULTING IN A MAX DEPTH OF ROCK RESEVOIR (D_R) OF 550mm. HYDRAULIC CONDUCTIVITY TO BE CONFIRMED AT DETAILED DESIGN. ROCK PIT DIMENSIONS MAY BE ADJUSTED ACCORDINGLY AT THAT TIME BY THE ENGINEER.

IMPERVIOUS CONTRIBUTORY AREA = 1037m² (ROOFS, PARKING, SIDEWALKS, AND DRIVEWAY)

REQUIRED AREA OF INFILTRATORS = SIZING FACTOR X IMPERVIOUS CONTRIBUTORY AREA

$$\text{SIZING FACTOR} = \frac{32}{\left[\frac{24 \times 2}{(48) + (192.5)} \right] + (0.35 \times 550)}$$
$$\frac{32}{\left[\frac{240.5}{0.133} \right] \text{ or } 13\%}$$

MINIMUM CITY OF VICTORIA SIZING FACTOR IS THE GREATER OF 2% OR ABOVE CALCULATION.

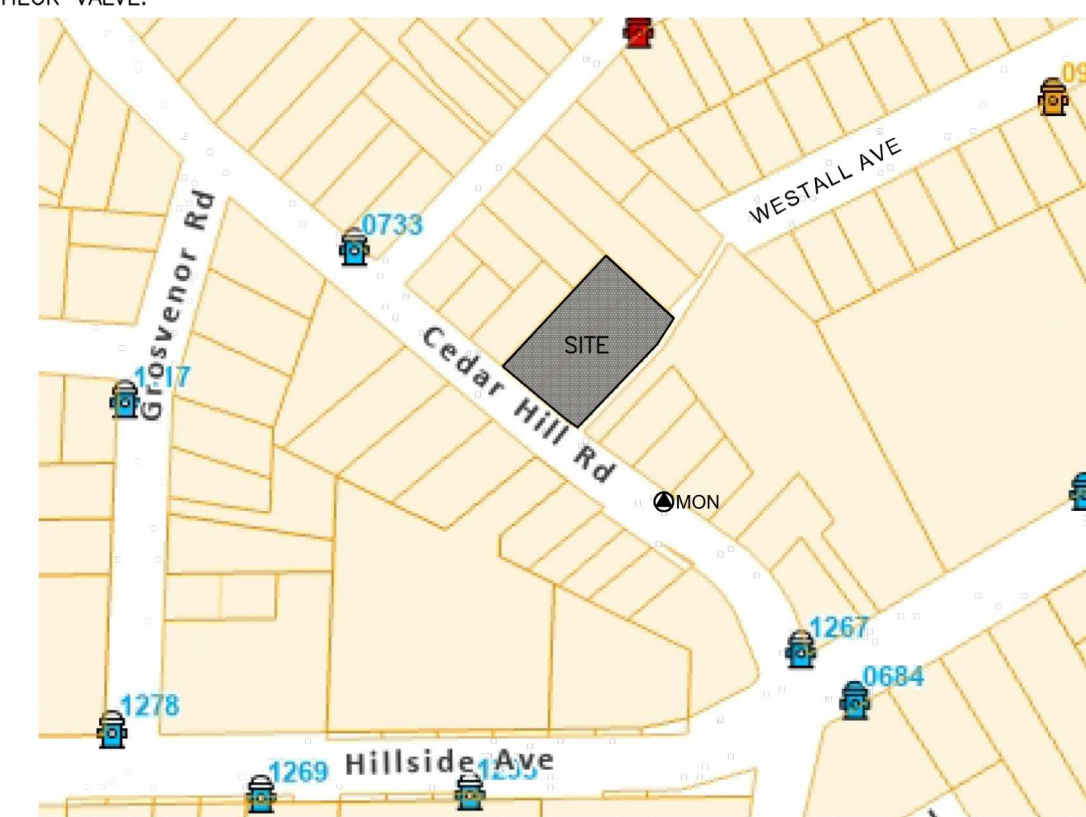
IF A GREATER INFILTRATION RATE IS DETERMINED ONSITE DEPTH OF RESERVOIR MAY BE INCREASED RESULTING IN A LOWER USABLE SIZING FACTOR.

PROPOSED ROCK INFILTRATION CHAMBER AREA = 4.75m WIDE x 29.55m LONG = 140m²
PROPOSED ROCK INFILTRATION CHAMBER VOLUME = 140m² x 550mm DEEP = 77m³

ALL PERIMETER DRAINS TO BYPASS FLOW CONTROL DEVICES.

ALL ROOF LEADERS AND HARD SURFACE RUN-OFF TO BE DIRECTED TO ONSITE STORMWATER MANAGEMENT AREAS OR LANDSCAPED AREAS FOR TREATMENT.

DETAILED STORMWATER MANAGEMENT DESIGN AND CALCULATIONS TO BE UPDATED AND CONFIRMED AS PER COV ENGINEERING STANDARDS AND SPECIFICATIONS MANUAL (ESS) AT TIME OF PERMIT.



KEY PLAN
1:2500

LEGAL DESCRIPTION: Legal Lot 1, Section 29-30, Victoria District, Plan 12077
Legal Lot 18, Section 29-30, Victoria District, Plan 1179
BENCHMARK: MONUMENT 25-136 ELEV. 36.740 Metres

2845 & 2839 CEDAR HILL RD. FOR REVIEW PRELIMINARY GRADING & SITE SERVICING

Scale 1:200
Sheet 1 of 1
Eng. Project No. 34922
Drafted by. KHG



JEA J E ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com

20260720

ISSUED FOR DP - REVISION E

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

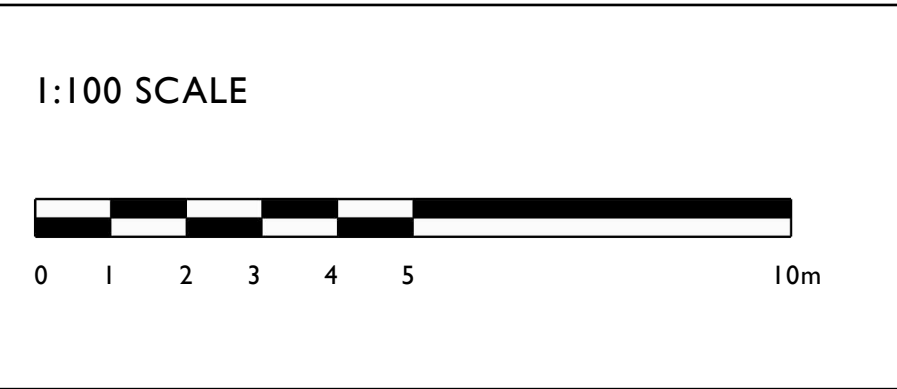


OPEN SITE SPACE

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

SITE LEGEND

- PROPERTY LINE
- EXISTING TREE
- PROPOSED NEW TREE
- DRAIN
- WATER
- SEWER
- ELECTRICAL



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Sustainable Landscape Design

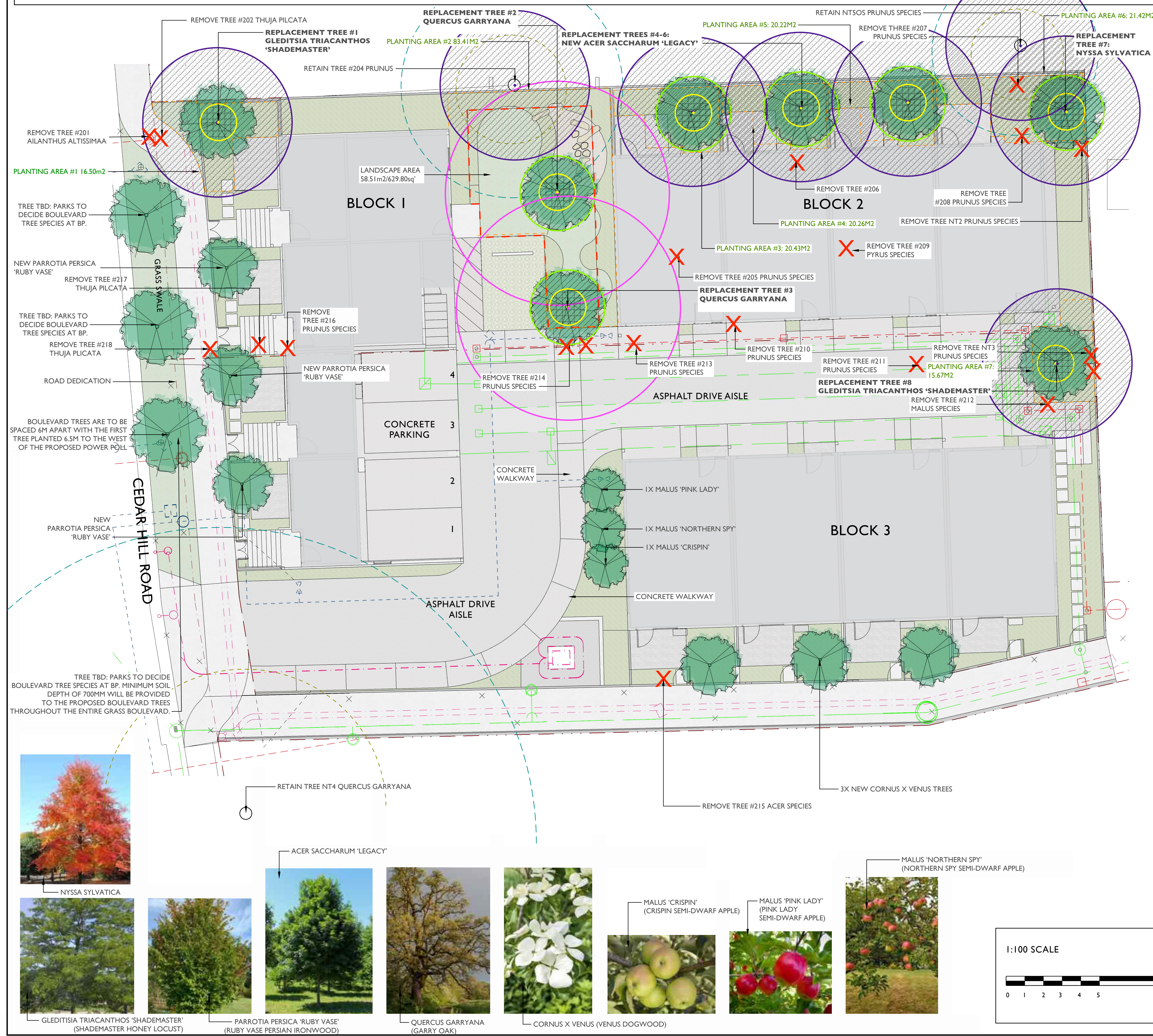
PROJECT TITLE :
PROPOSED LANDSCAPE PLAN for
MAXXIMUS PRIVATE CAPITAL INC.
2845 and 2839 CEDAR HILL ROAD,VICTORIA BC

PAGE TITLE :
SITE PLAN, PAGE ONE OF FIVE

DATE :
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1:100

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



		REPLACEMENT TREES PROPOSED				SOIL VOLUME REQUIRED (m3)			
PLANTING AREA ID	AREA (m2)	SOIL VOLUME MULTIPLIER	A. ESTIMATED SOIL VOLUME	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
PLANTING AREA #2	83.41	1	83.41	0	0	2	0	60.00	0
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
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
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
PLANTING AREA #6	21.42	1	21.42	0	1	0	0	20.00	0
PLANTING AREA #7*	15.67	1	15.67	0	1	0	0	15.0	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).

--- 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



PROJECT TITLE :

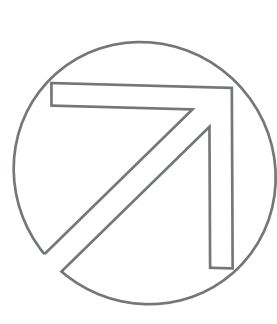
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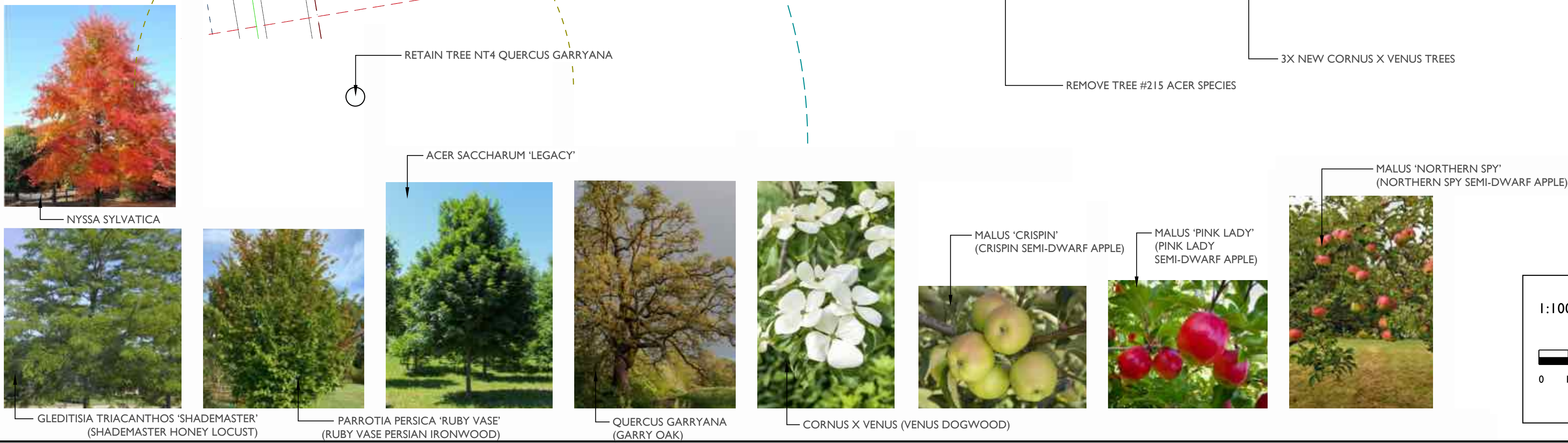
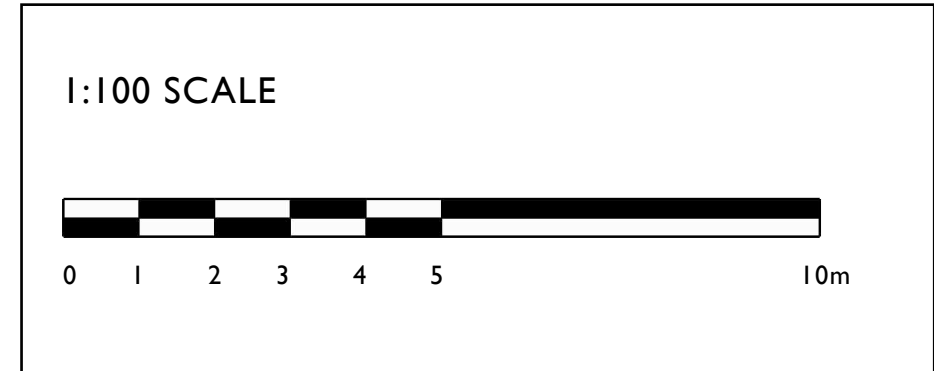
TREE RETENTION, REMOVAL, AND REPLACEMENT PLAN
PAGE TWO OF FIVE

DATE :

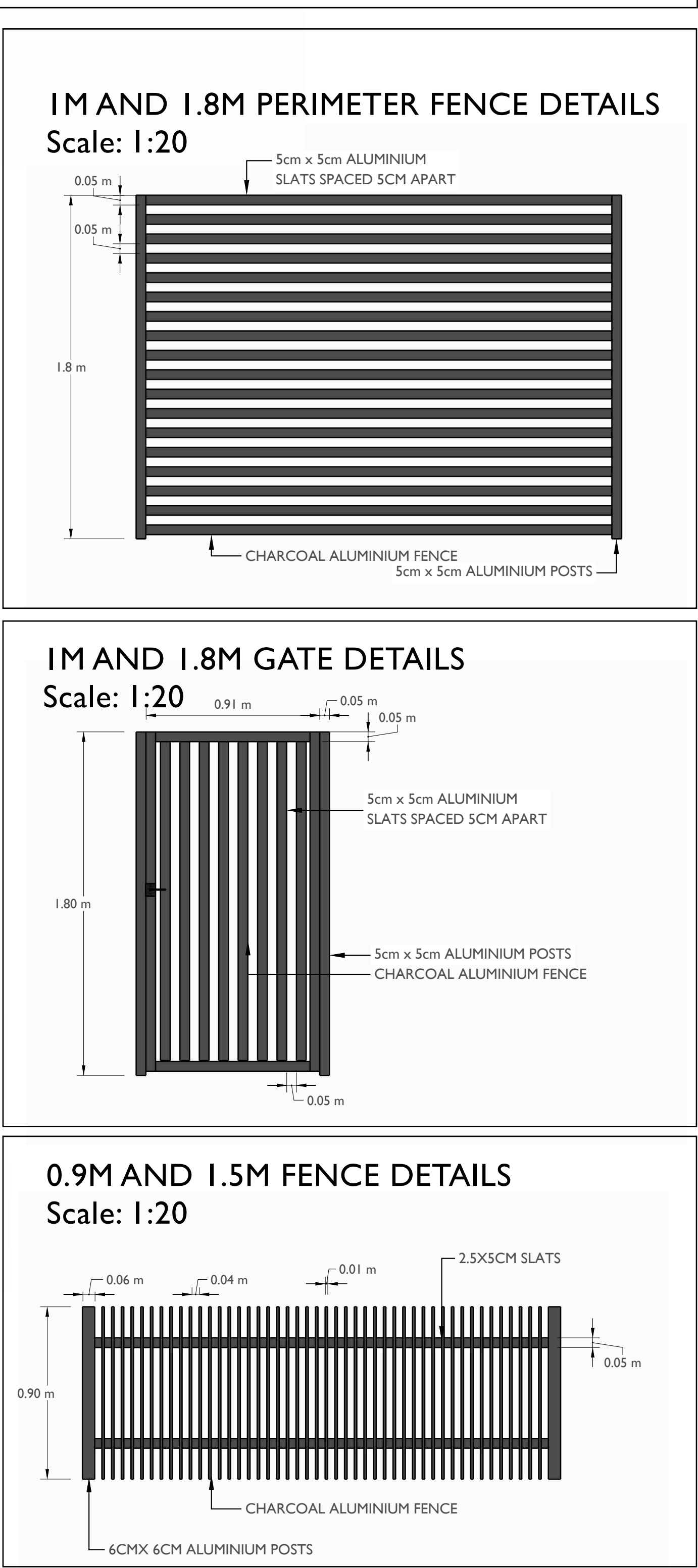
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- PROPERTY LINE
- EXISTING TREE
- TREES TO BE REMOVED
- PROTECTED ROOT ZONE
- TREE CANOPY
- PROPOSED ON-SITE TREE
- PROPOSED REPLACEMENT ON-SITE TREE
(8)
- PROPOSED OFF-SITE TREE
- DRAIN
- ELECTRICAL
- WATER
- SEWER

Diagram illustrating a tree in a unit. The unit is shown with paver patios and a replacement tree. The unit is labeled "UNIT" and "PAVER PATIOS". The tree is labeled "REPLACEMENT TREE". The soil is labeled "SOIL". The root space is labeled "1092mm ROOT SPACE".

EXISTING GRADES ARE IN GREEN
PROPOSED GRADES ARE IN RED

2.5X5CM FRAME

2.5X5CM SLATS

0.06 m

9M

0.04 m

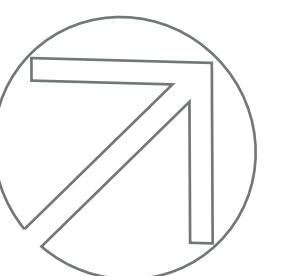
CHARCOAL ALUMINIUM FENCE

6CMX 6CM ALUMINIUM POSTS



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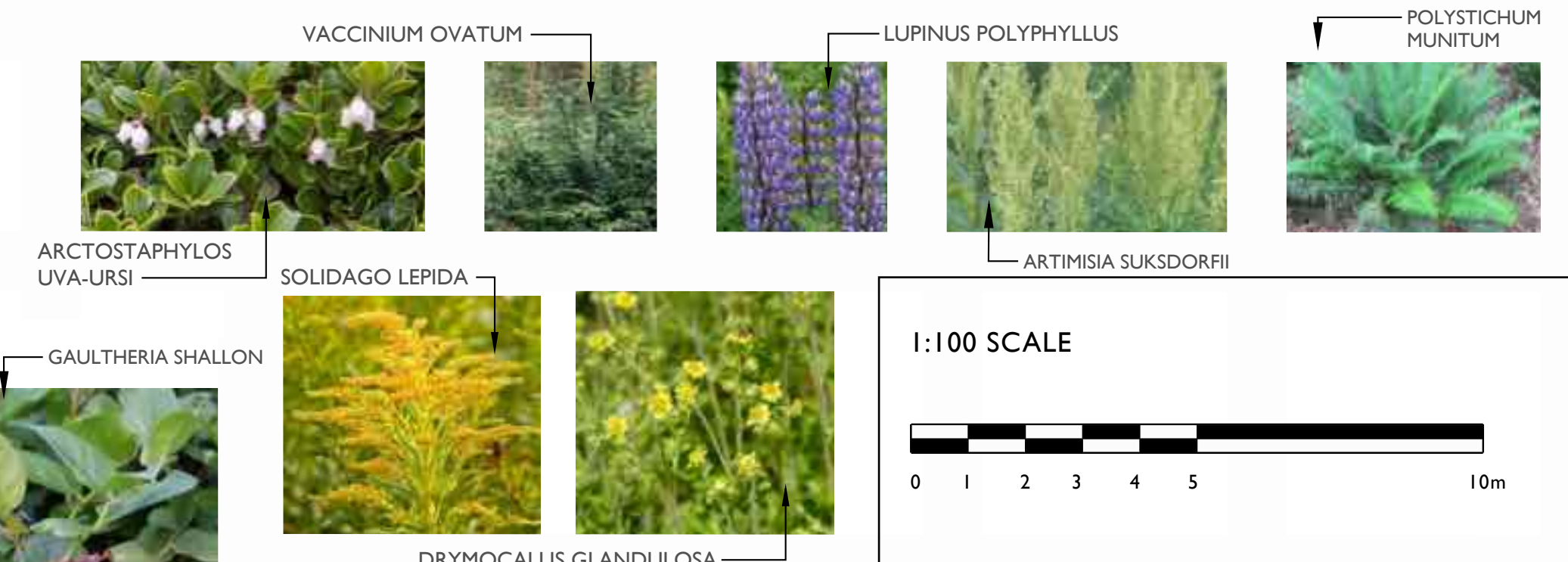
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PLANTING PLAN— PROPOSED REDEVELOPMENT - 2845 and 2839 CEDAR HILL ROAD, VICTORIA BC



ON-SITE PLANT SCHEDULE					
ABB.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	NATIVE, POLLINATOR, OR FOOD BEARING
TREES					
ASL	3	6cm.	ACER SACCHRAM 'LEGACY'	LEGACY SUGAR MAPLE	NO
CV	3	6cm.	CORNUS X VENUS	VENUS DOGWOOD	YES
GT	2	6cm	GLADITSIA 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
SHRUBS					
BA	7	#7	BERBERIS AQUIFOLIUM	TALL OREGON GRAPE	YES
HD	4	#7	HOLODISCUS DECOLOR	OCEANSPRAY	YES
LI	15	#1	LAVANDULA X INTERMEDIA 'PROVENCE'	PROVENCE LAVANDIN	YES
MC	6	#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
UN	4	#3	UGNI MOLINAE	CHILEAN GUAVA	YES
VC	3	#3	VACCINIUM CORYMBOSUM	HIGH BUSH BLUEBERRY	YES
VO	15	#5	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	YES
PERENNIALS, BULBS, FERNS AND GRASSES					
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 CESPITOSA	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 ROMERI	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 MUNITUM	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
GROUNDCOVERS					
AU	53	4"	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	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



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Sustainable Landscape Design

PROJECT TITLE

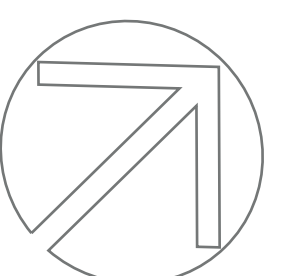
PROPOSED LANDSCAPE PLAN for
MAXXIMUS PRIVATE CAPITAL INC.
2845 and 2839 CEDAR HILL ROAD, VICTORIA BC

PAGE TITLE

PLANTING PLAN, PAGE FOUR OF FIVE

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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

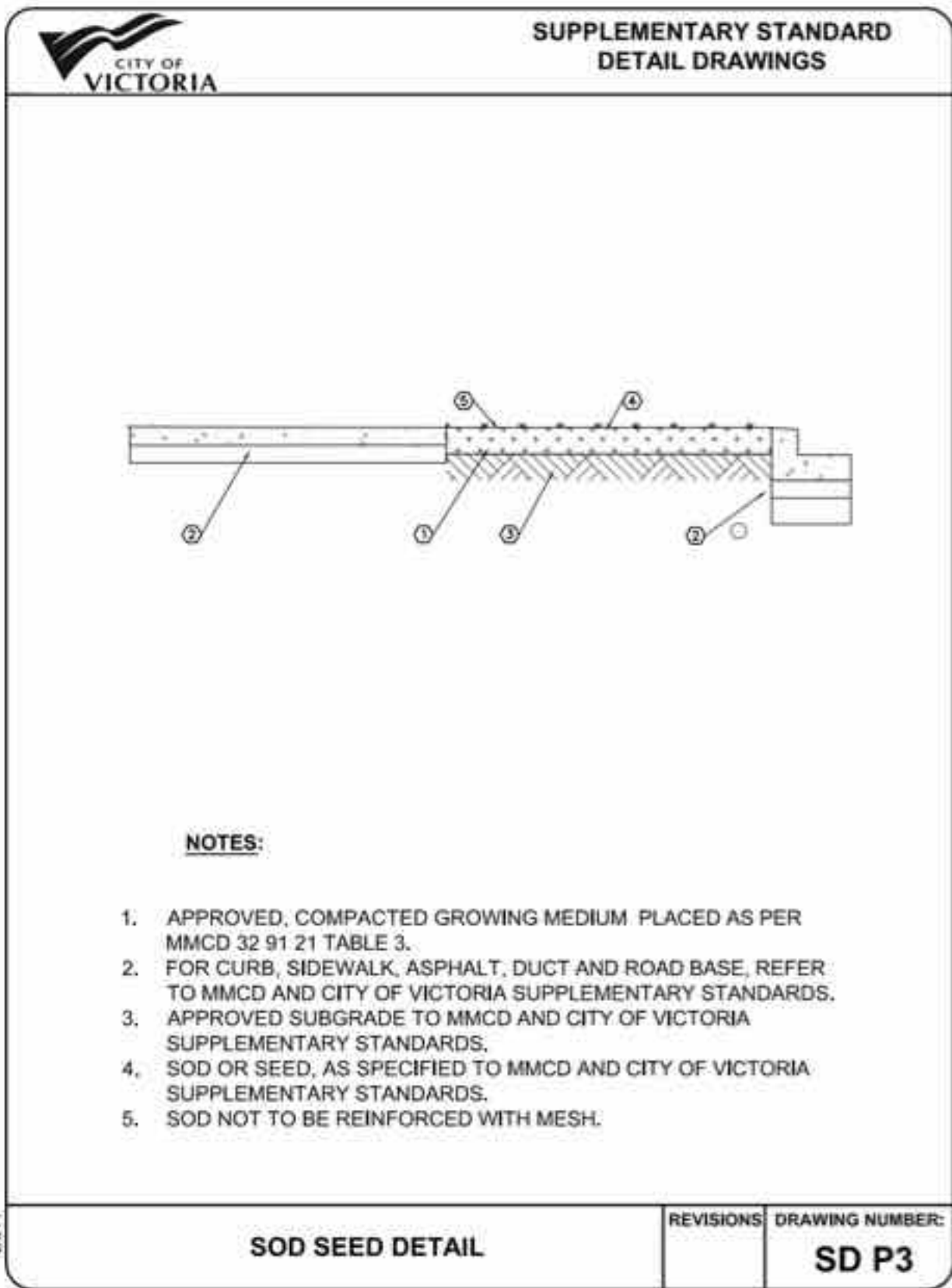
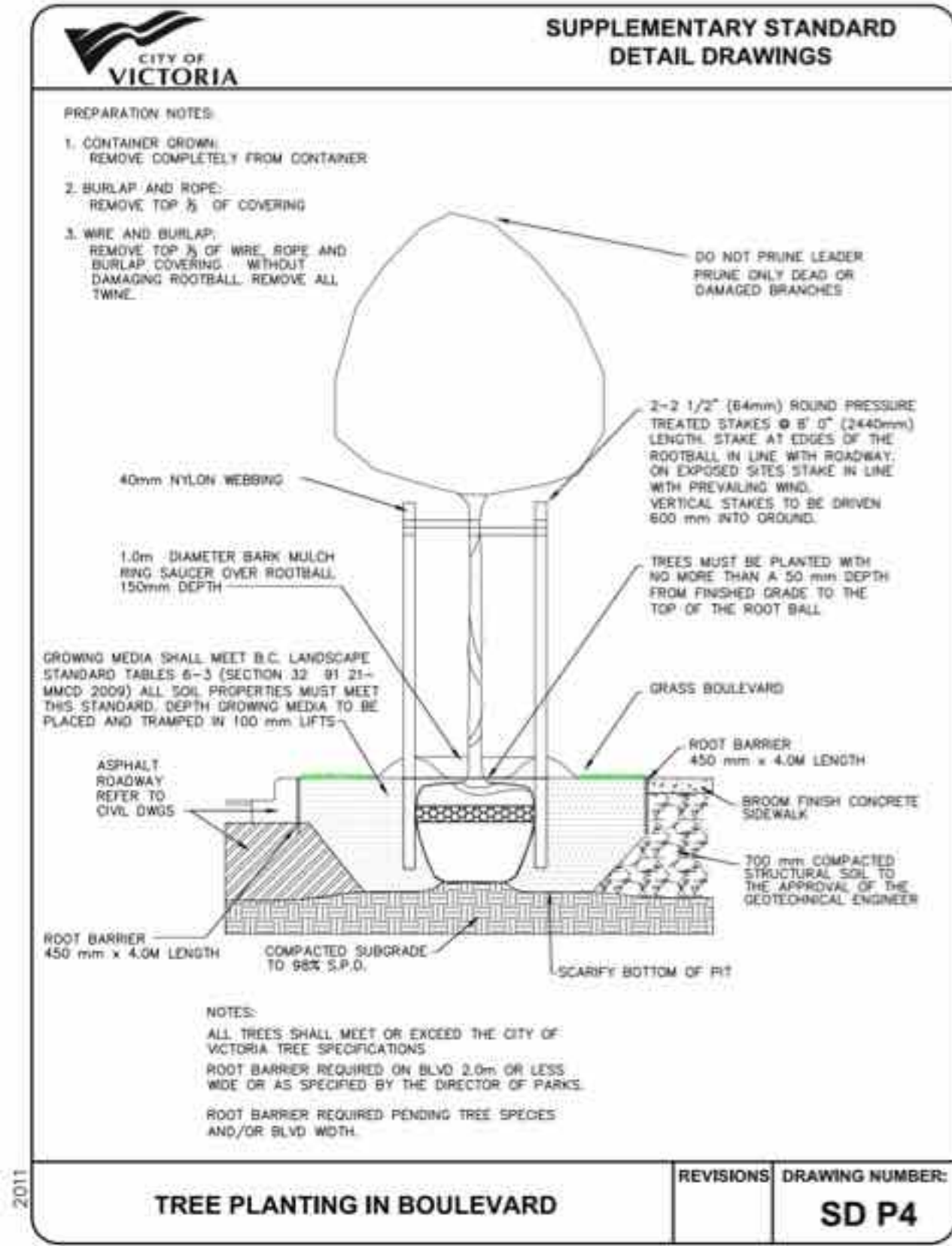
MATERIALS

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.



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.

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. 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.

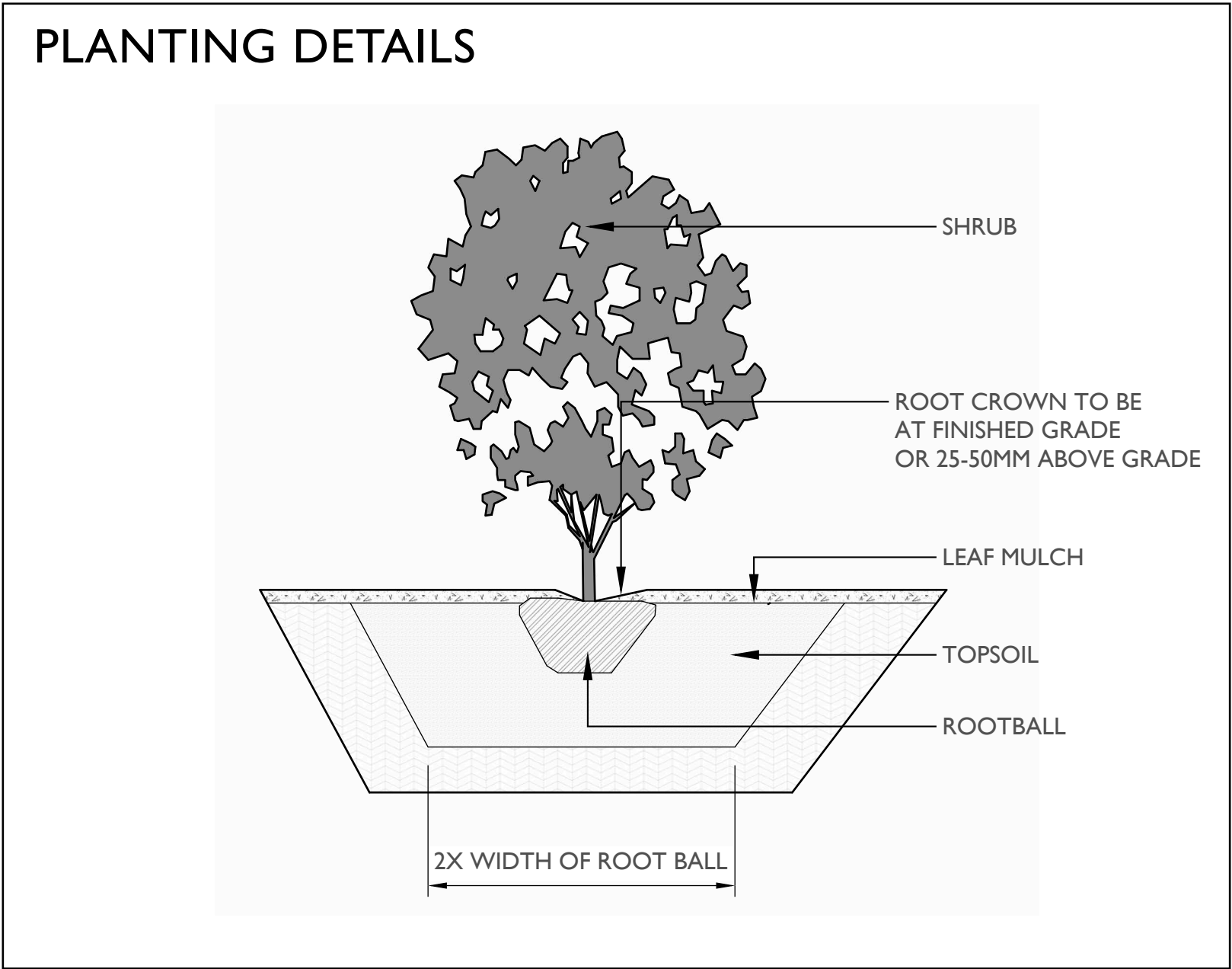
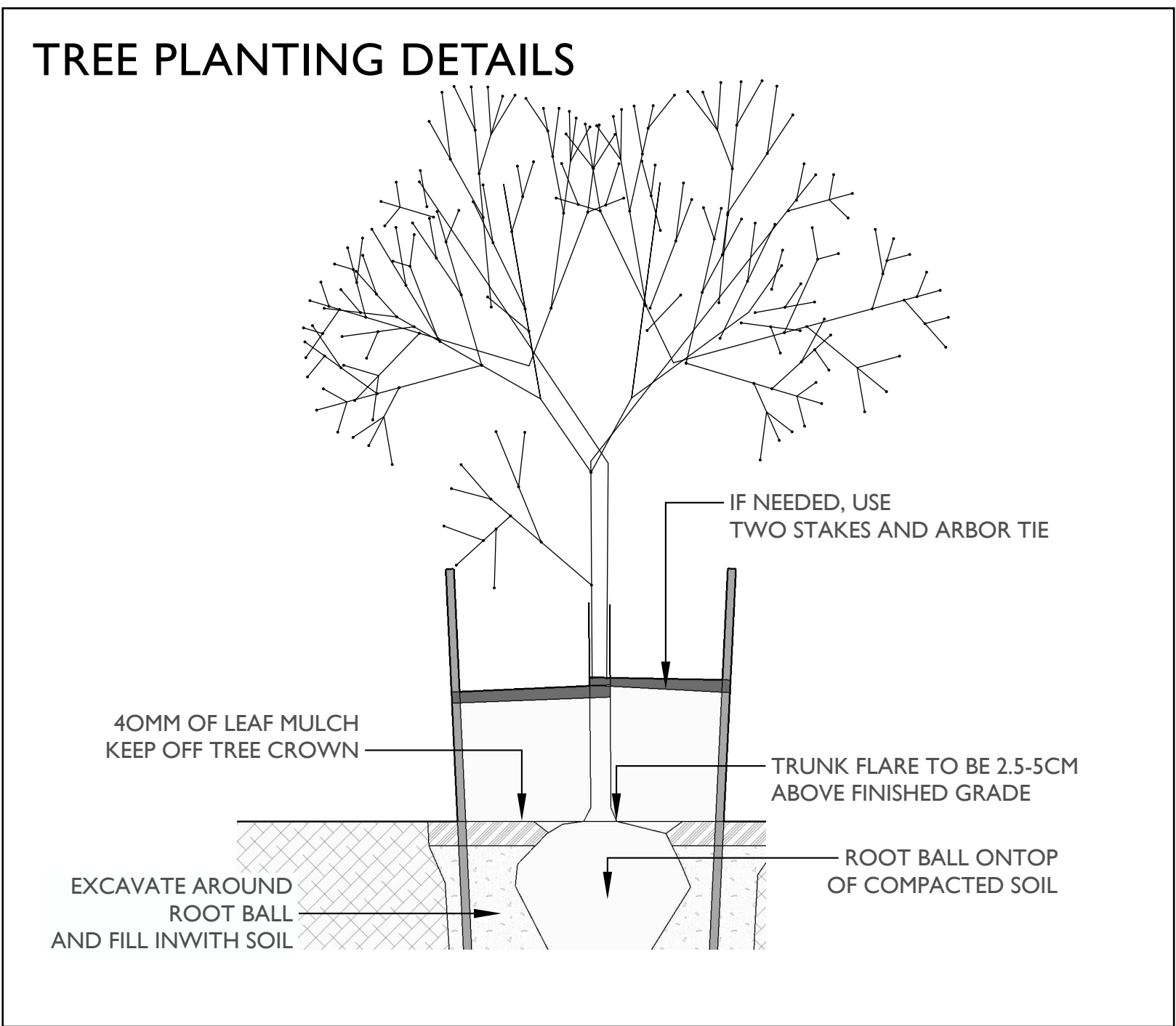
- The irrigation system and sleeving inspection requirements can be found in Schedule C of the Victoria Subdivision and Development Servicing Bylaw No. 12-042.
- Irrigation Sleeving prior to backfilling*
- Open trench Main Line and Pressure Test
- Open trench Lateral Line
- Irrigation system, Controller, 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.





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LANDSCAPE NOTES, PAGE FIVE OF FIVE

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