

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



Proposed Development Permit

Existing Site Plan

LEGEND

Elevations are geodetic and referenced to the CVD28BC datum.

+ - denotes - existing elevation

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WM - denotes - Water Meter

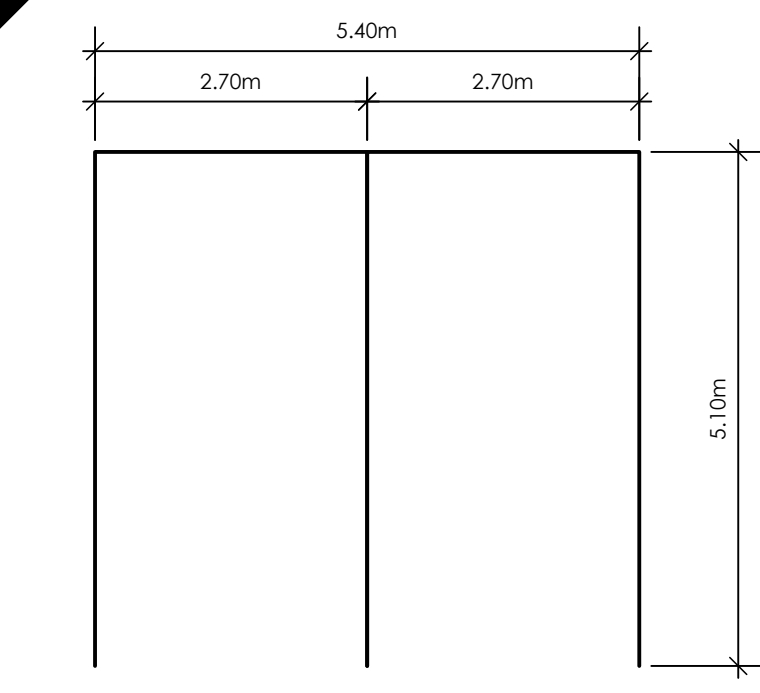
UPL - denotes - Utility Pole with Lamp

#204 - denotes - Tree to be Retained

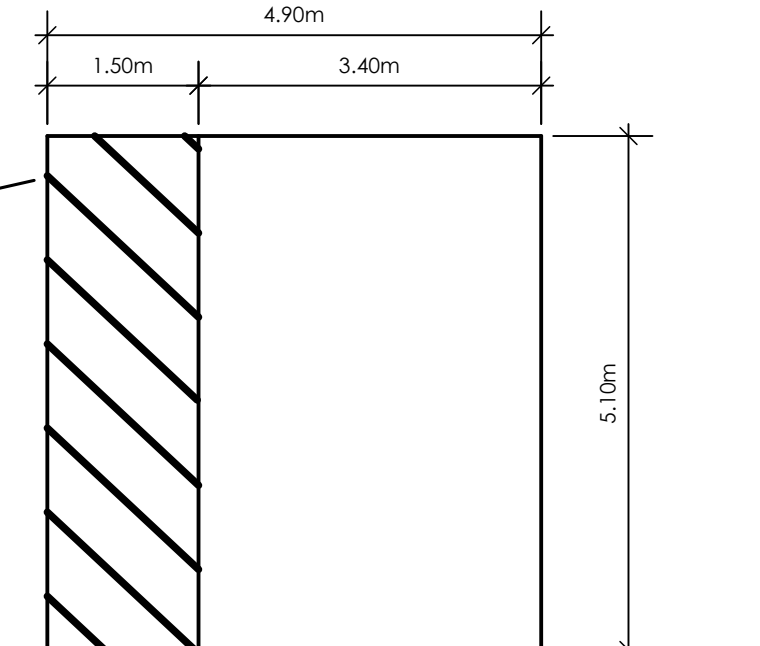
#215 - denotes - Tree to be Removed

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

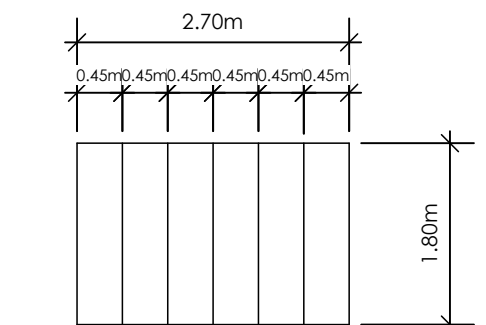
See Landscape Plan for more location and size of Replacement Trees



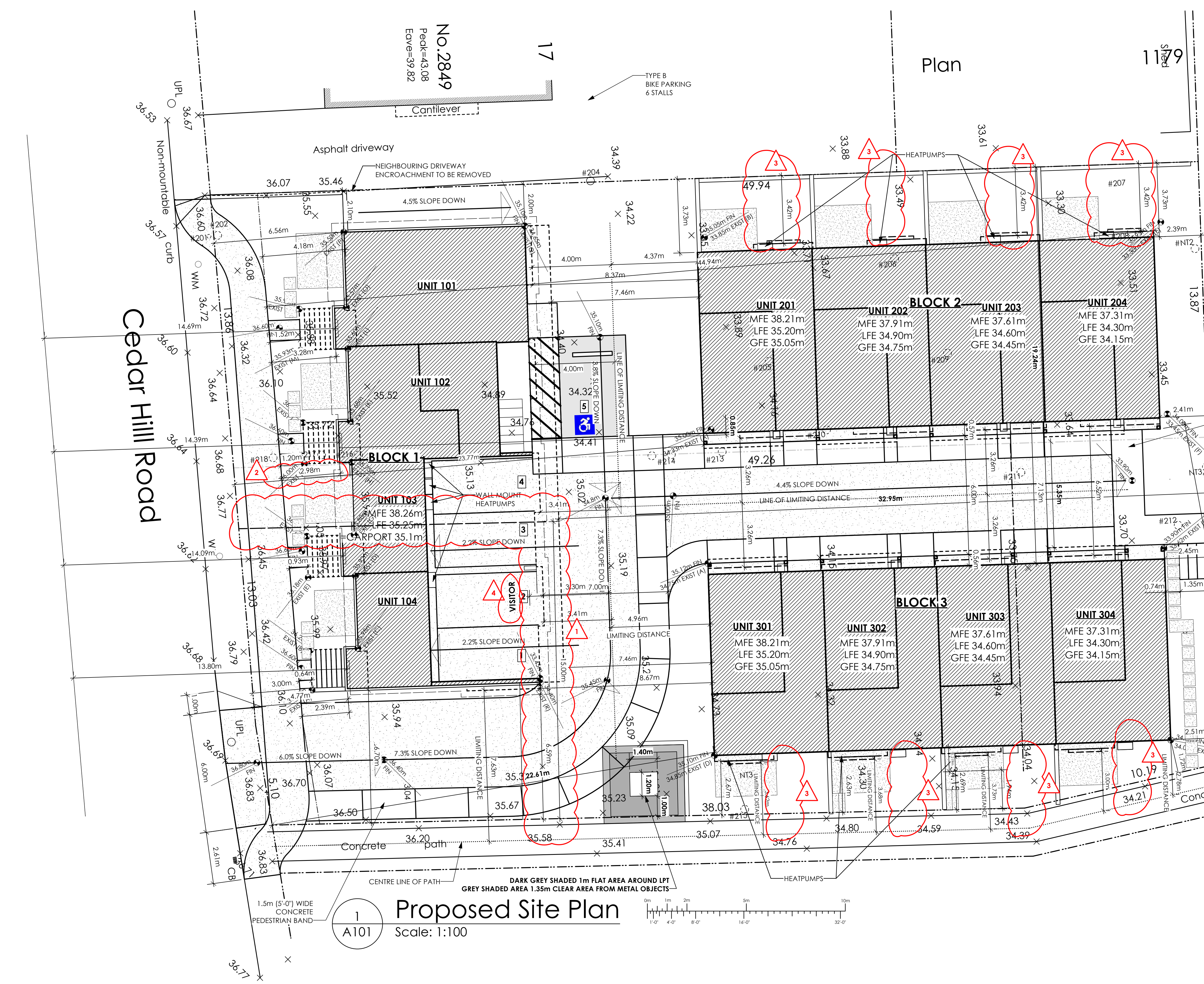
2 Carport Stalls
Scale: 1:50



3 Van Accessible Stall
Scale: 1:50



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



1 Proposed Site Plan
Scale: 1:100

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

Site Data

A102

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)

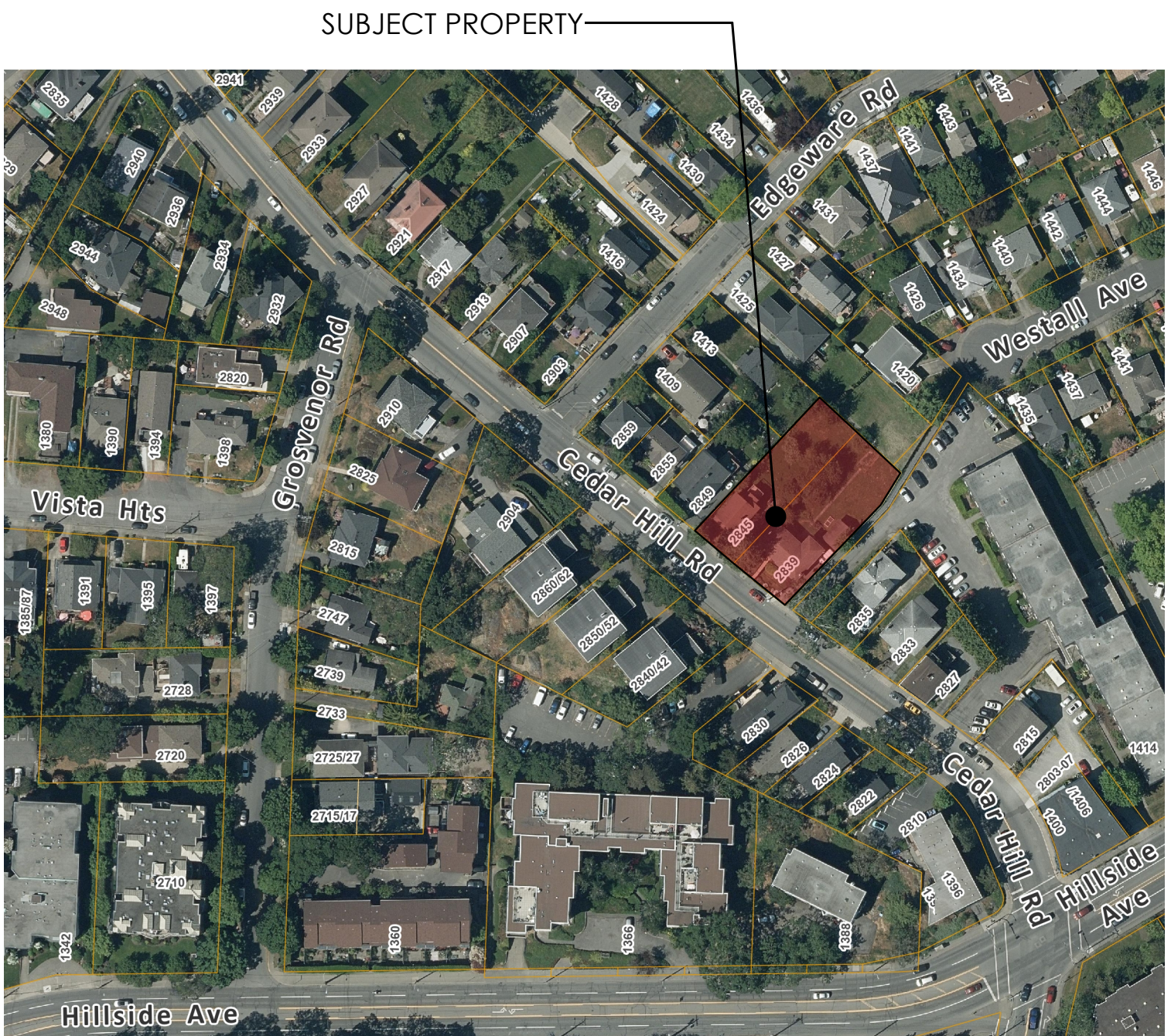
TO B	(36.17 + 36.22) ÷ 2	x 2.03	= 73.48
B TO C	(36.22 + 35.98) ÷ 2	x 2.39	= 86.28
C TO D	(35.98 + 35.92) ÷ 2	x 3.66	= 131.58
D TO E	(35.92 + 36.18) ÷ 2	x 2.39	= 86.16
E TO F	(36.18 + 36.12) ÷ 2	x 2.08	= 75.19
F TO G	(36.12 + 35.88) ÷ 2	x 2.39	= 86.04
G TO H	(35.88 + 35.75) ÷ 2	x 3.66	= 131.08
H TO I	(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 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
Total =			2210.15
Average Grade: 2210.15 ÷ 65.52 = 33.73m			

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

Context Plan

A102

Scale: Not To Scale

*MAP IMAGE FOR CONTEXT
PLAN TAKEN FROM VICMAP

SHADED AREA INDICATES
APPROXIMATE AREA OF
OBSCURING VEGETATION



3

Proposed Street Scape

A102

Scale: Not To Scale



4

Existing Street Scape

A102

Scale: Not To Scale

Proposed Developement Permit

Site Data & Street Scape

Date
Mar 13, 2026

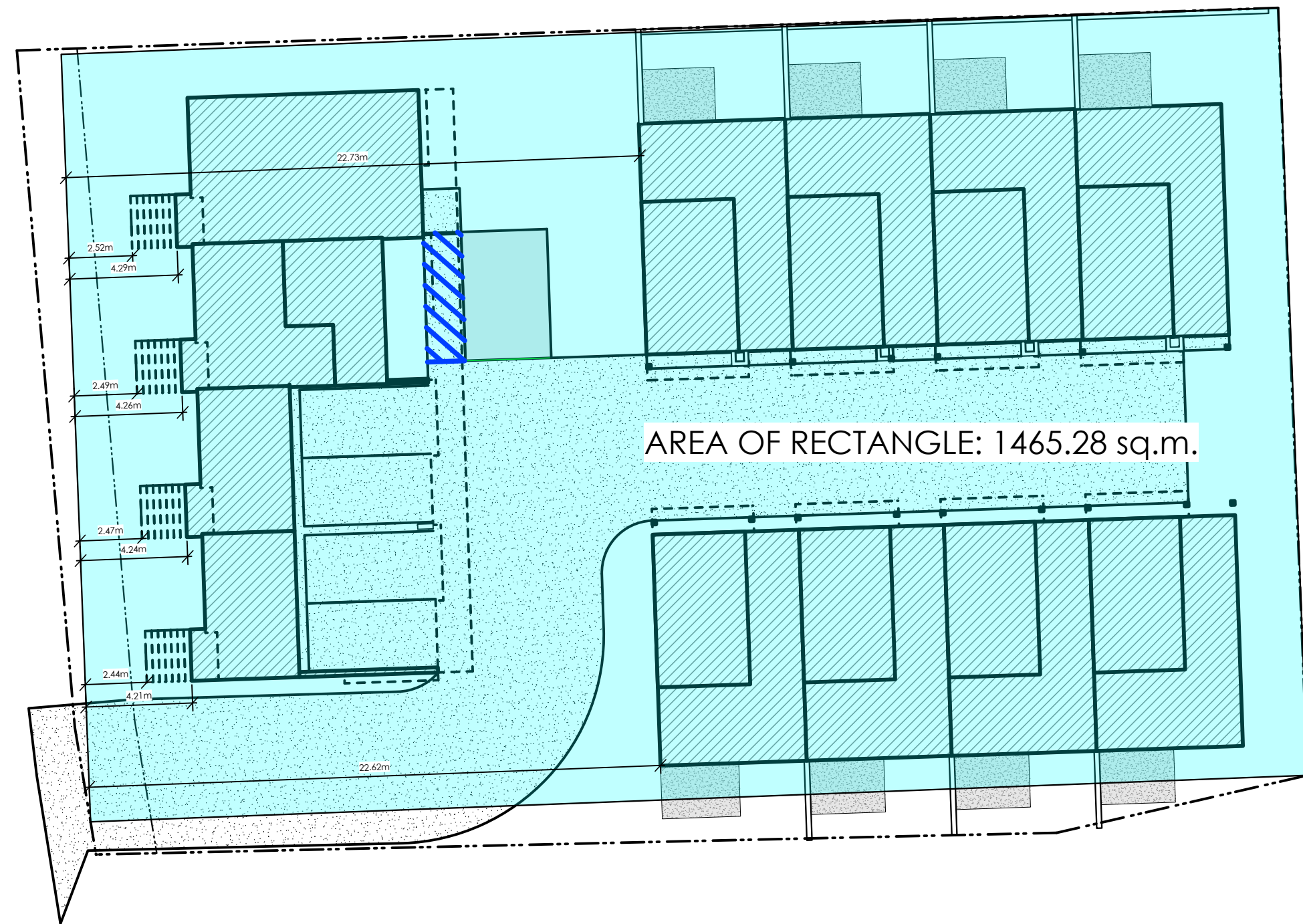
Project Address
2839 / 2845 Cedarhill Road
Victoria, BC
Prepared for
Maximus Private Capital Inc.

Project #
8895

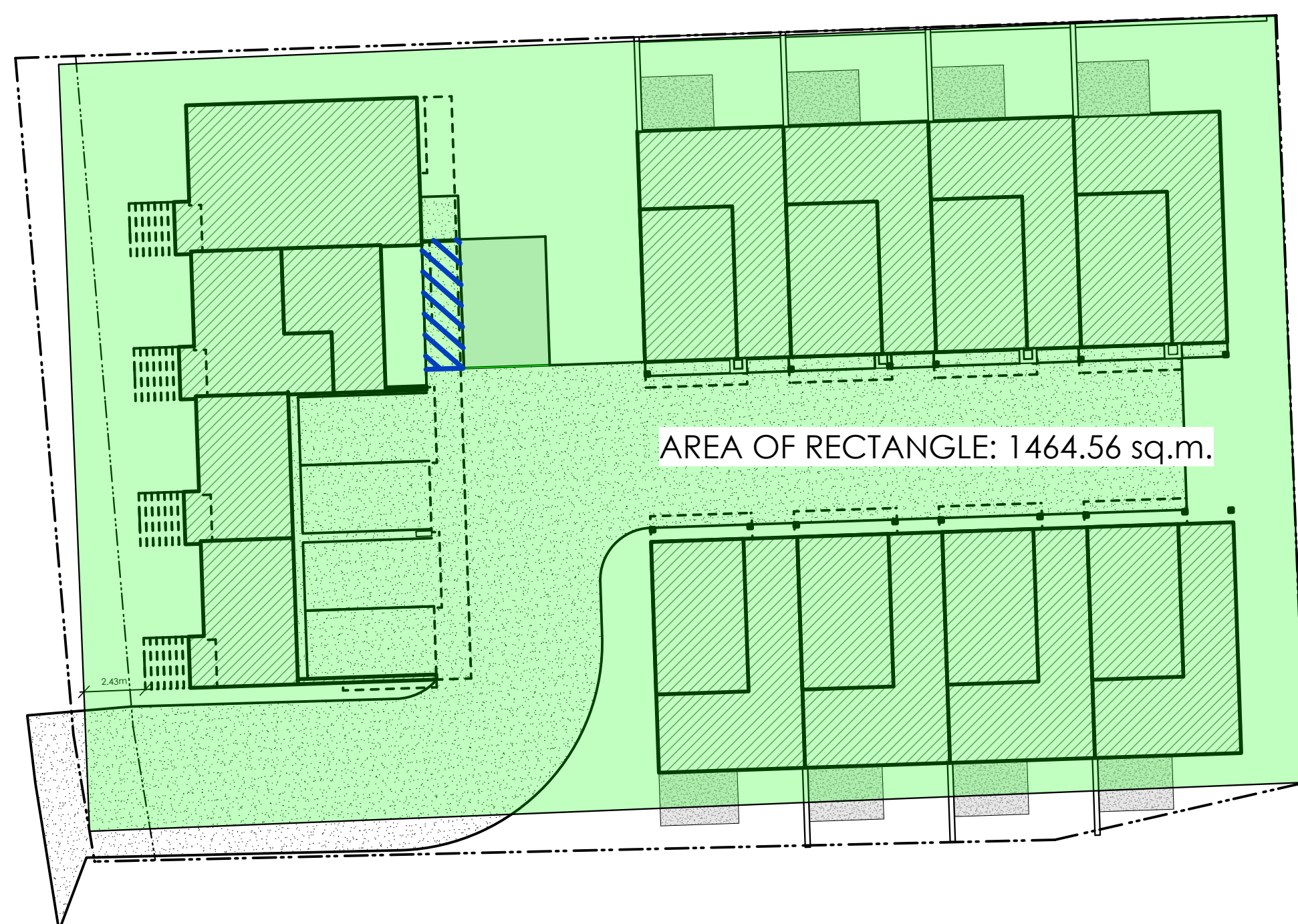
Scale
Not To Scale

Drawn By
MDK

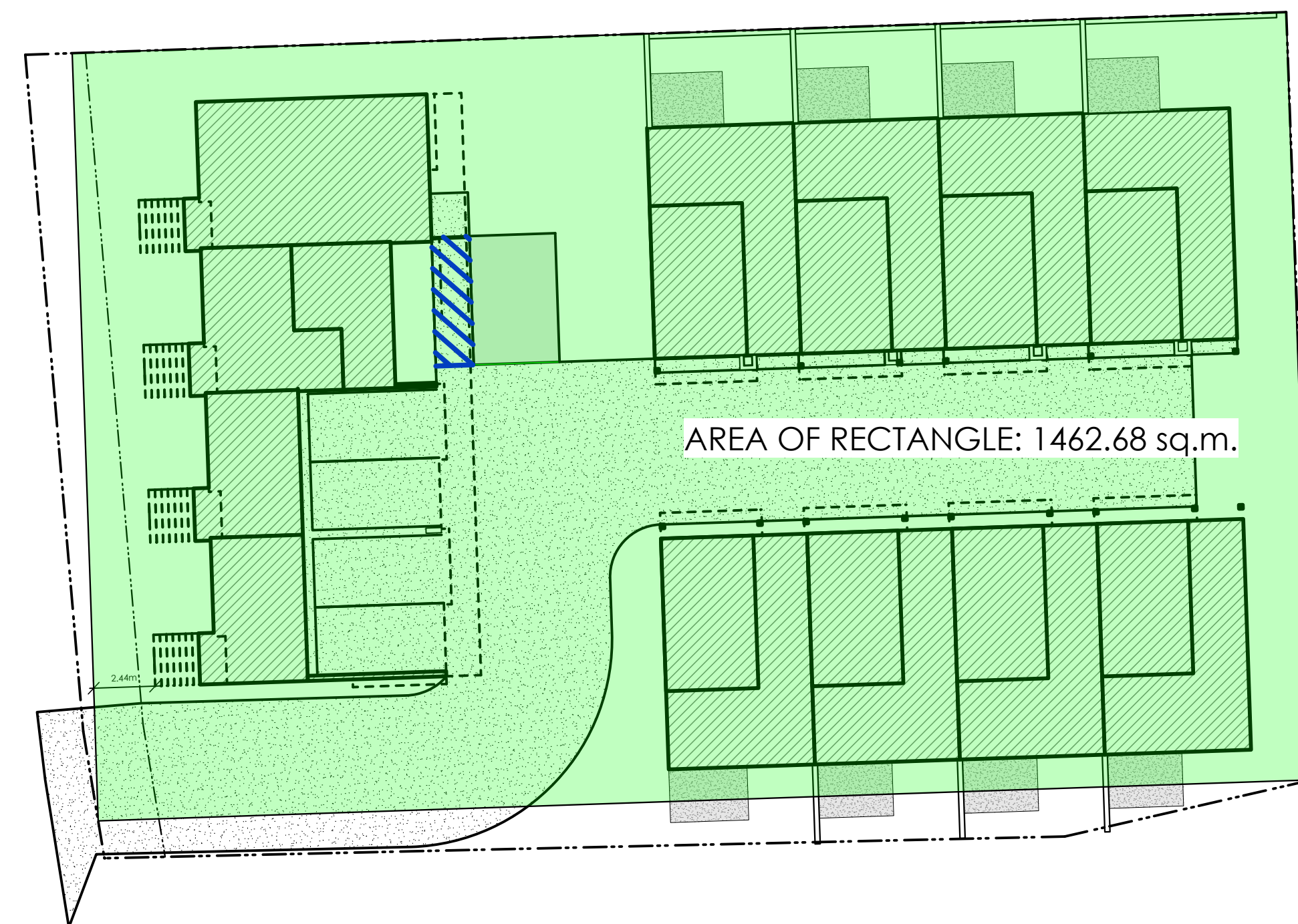
A102



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



2
A103
Option B
Scale: 1:200



2
A103
Option C
Scale: 1:200

Date

Mar 13, 2026

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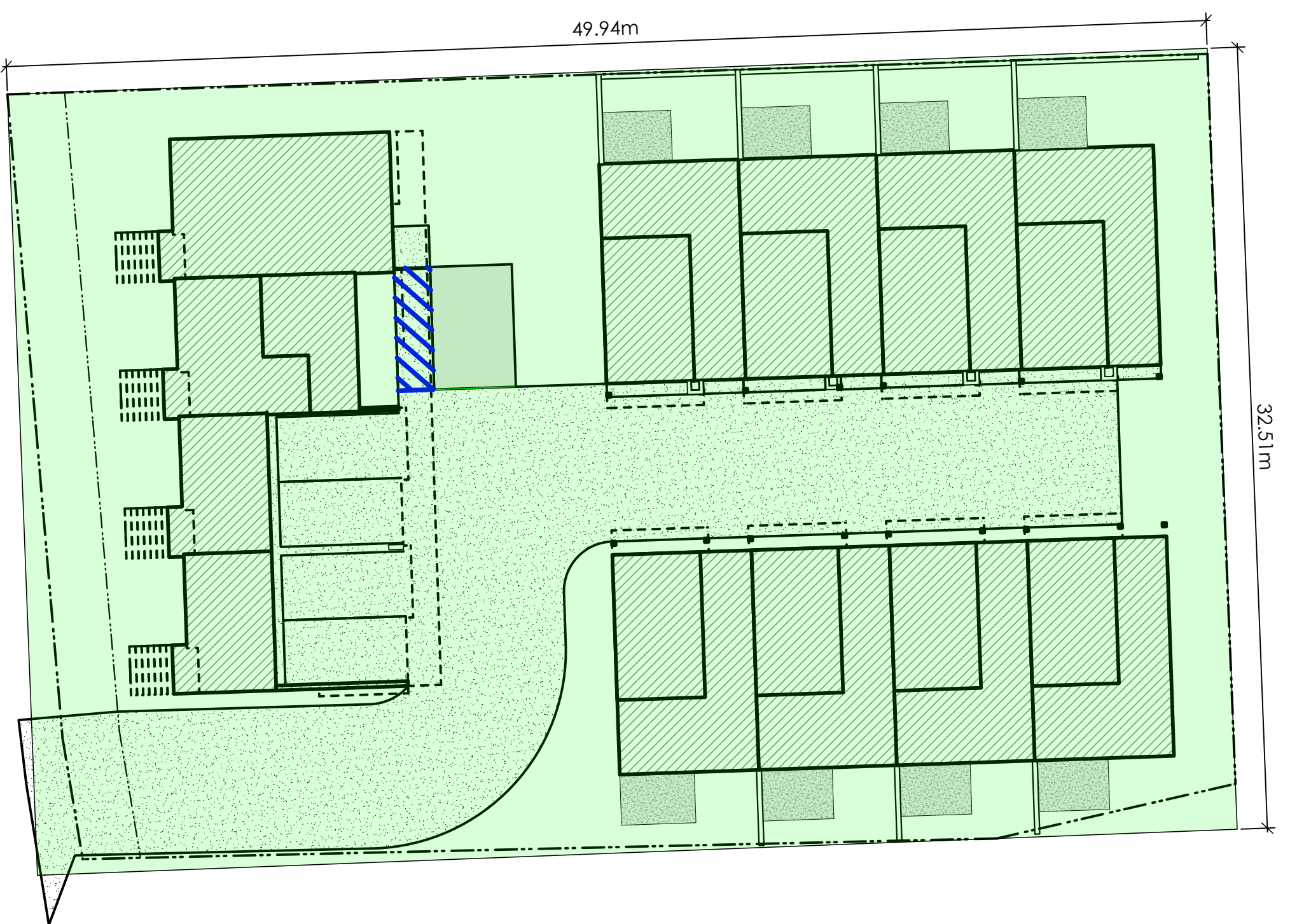
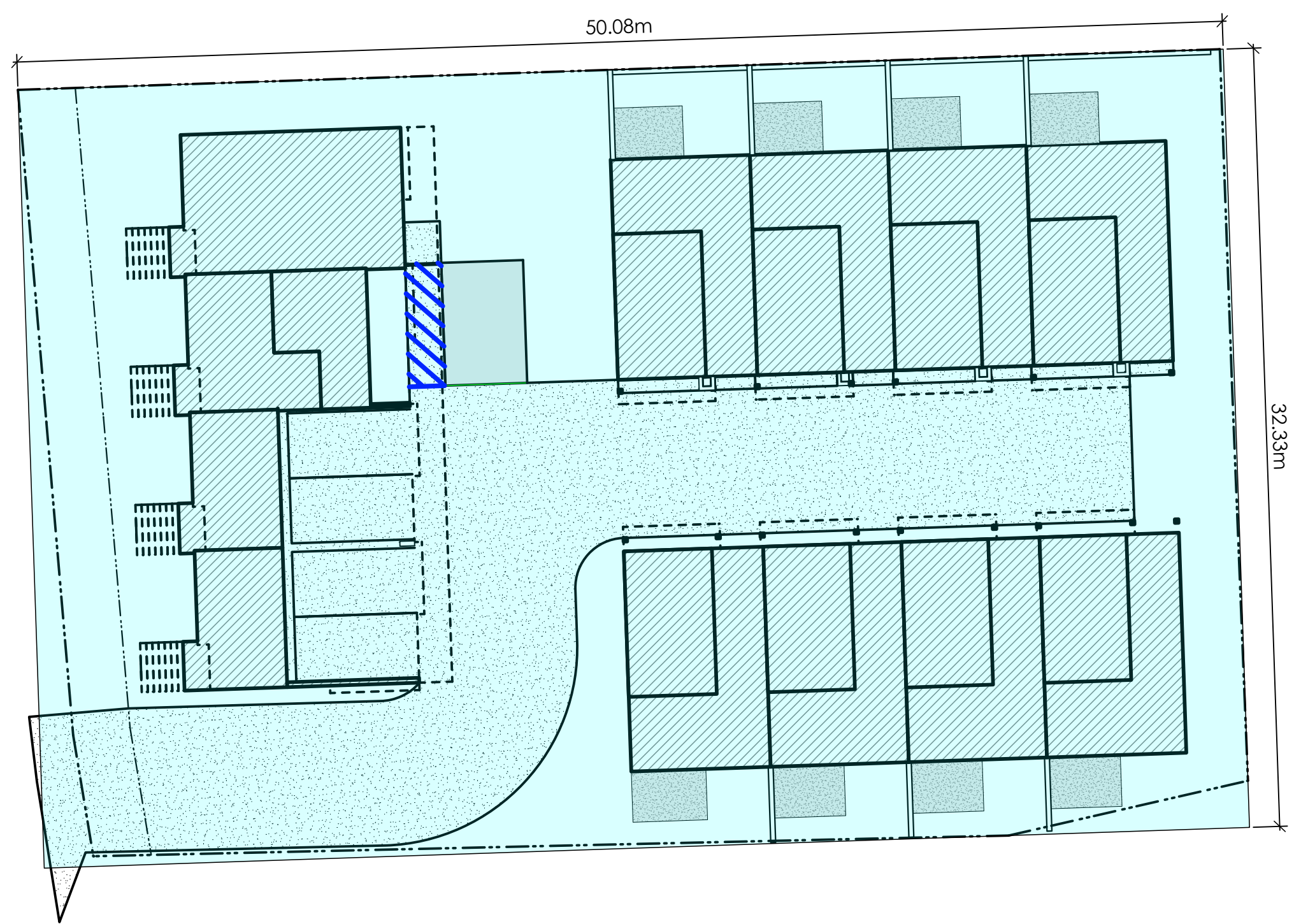
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Scale

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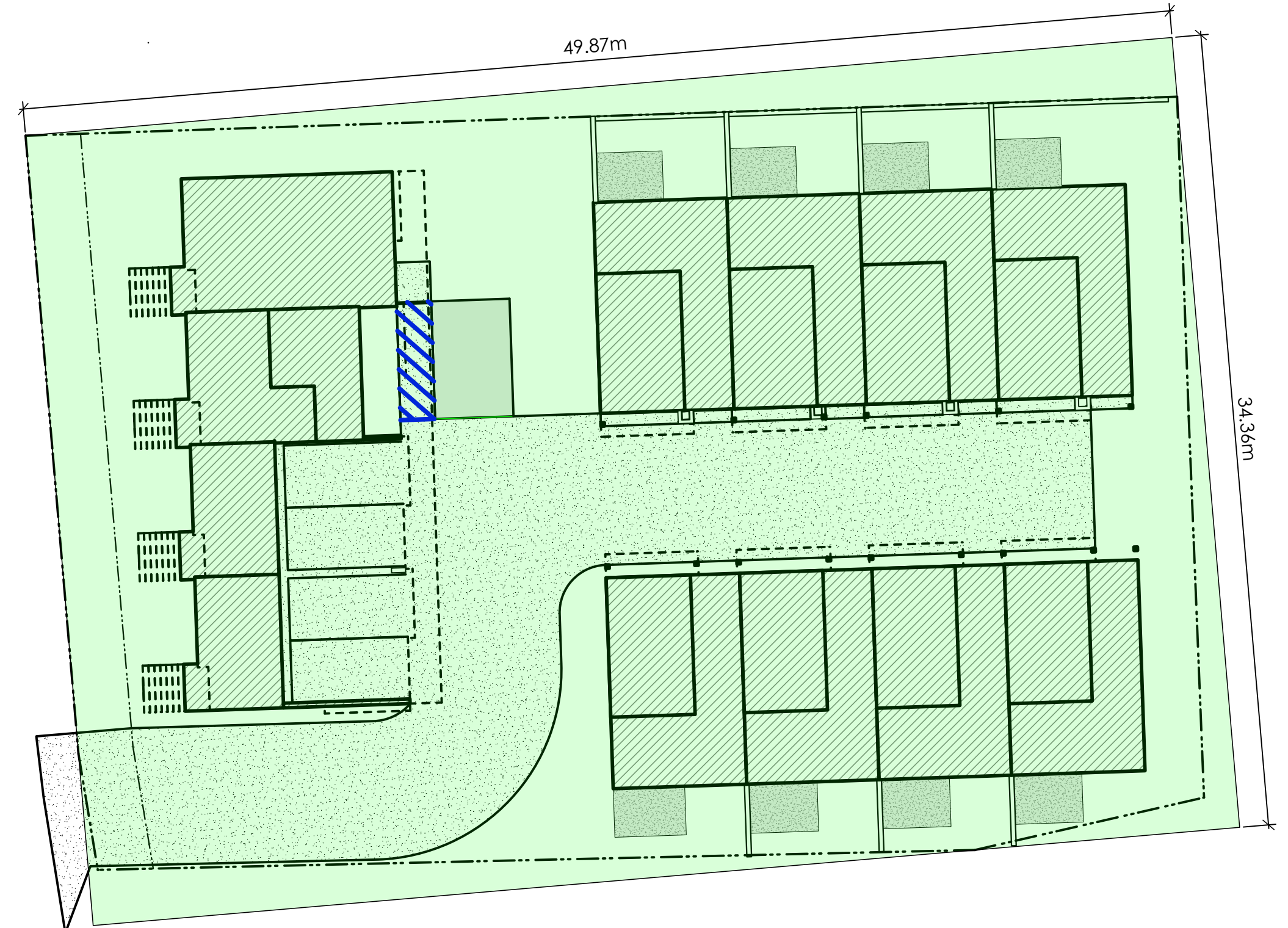
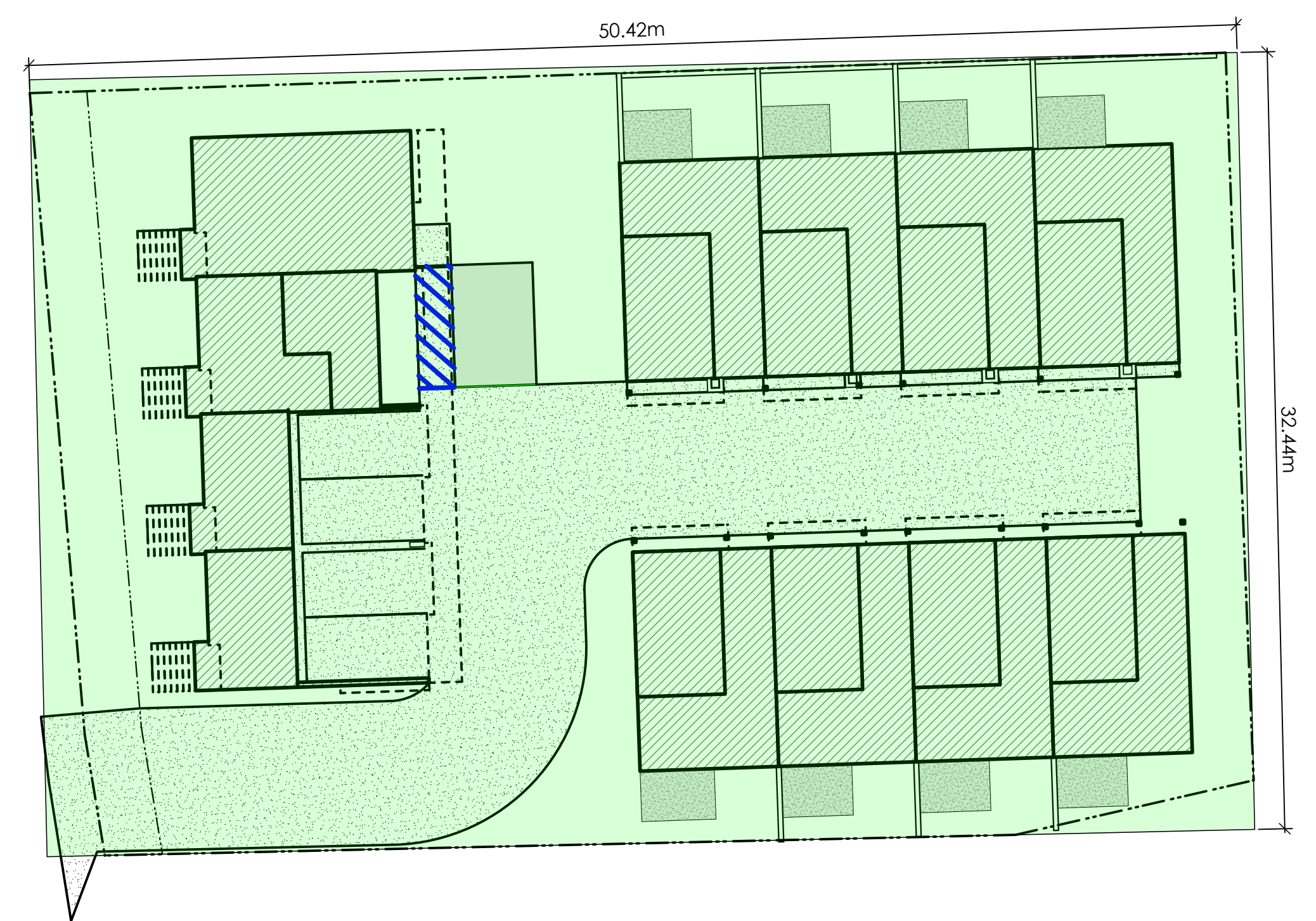
Drawn By

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

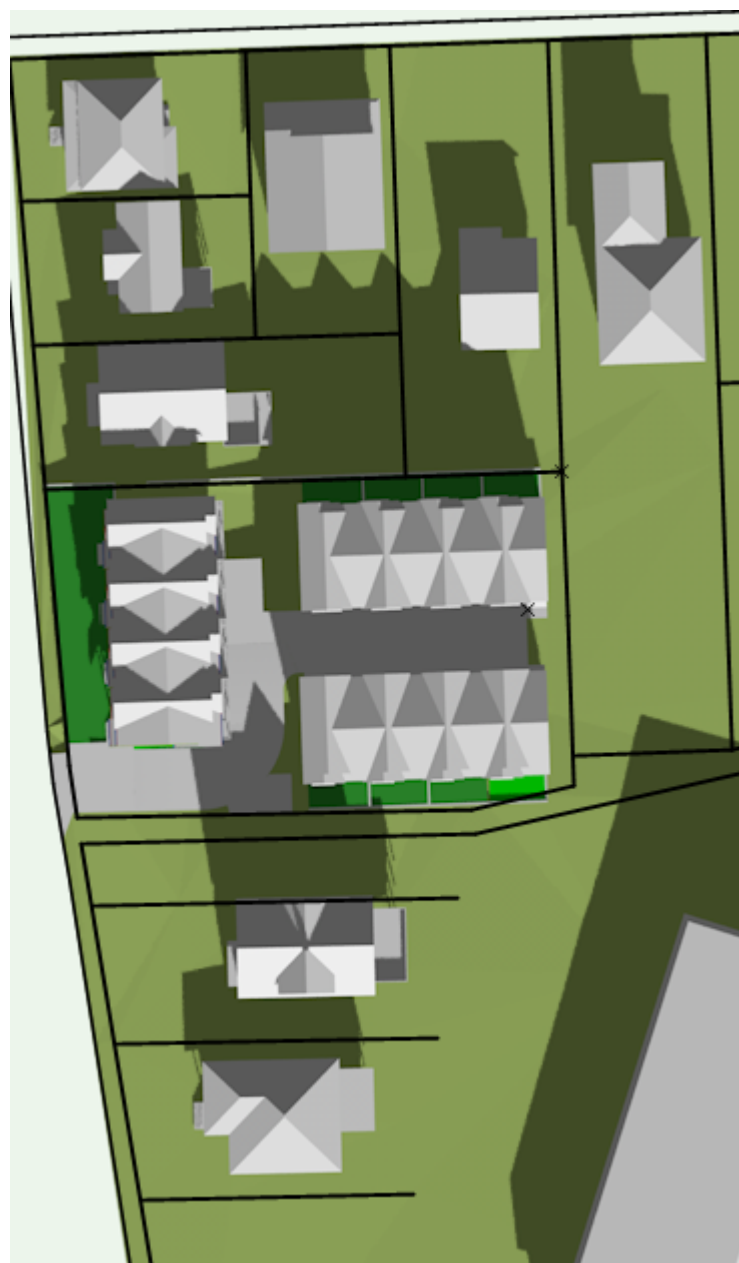
Date
Mar 13, 2026

Project Address
2839 / 2845 Cedarhill Road
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Project #
8895

Scale
1:200

Drawn By
MDK



March 20th (SPRING EQUINOX)
9:00 am



March 20th (SPRING EQUINOX)
12:00 pm



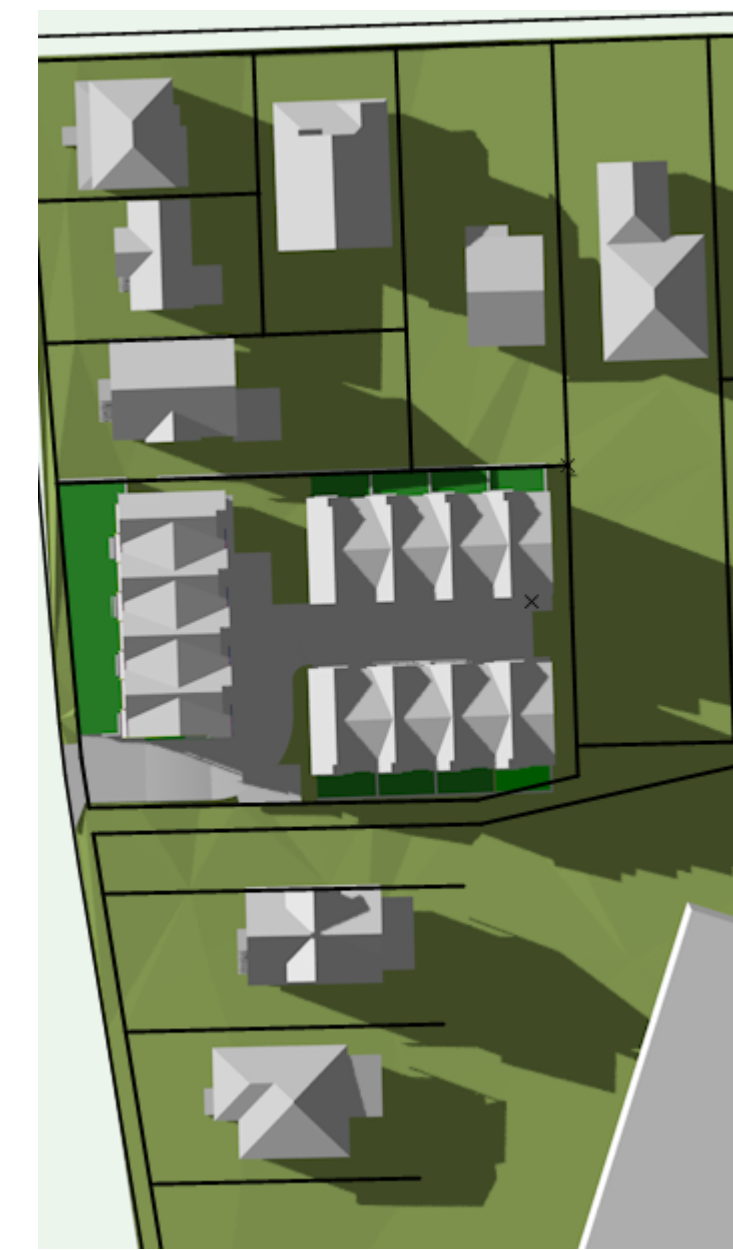
March 20th (SPRING EQUINOX)
4:00 pm



September 22nd (AUTUMN EQUINOX)
9:00 am



September 22nd (AUTUMN EQUINOX)
12:00 pm



September 22nd (AUTUMN EQUINOX)
4:00 pm



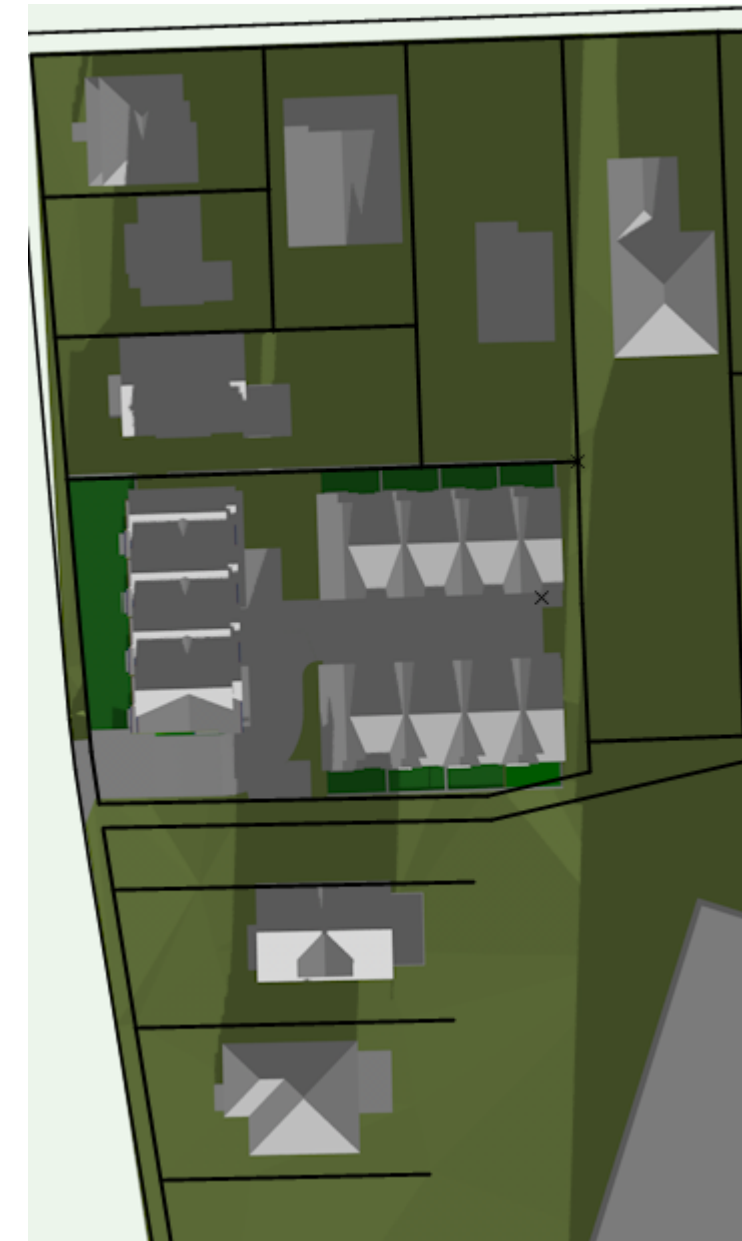
June 21st (SUMMER SOLSTICE)
9:00 am



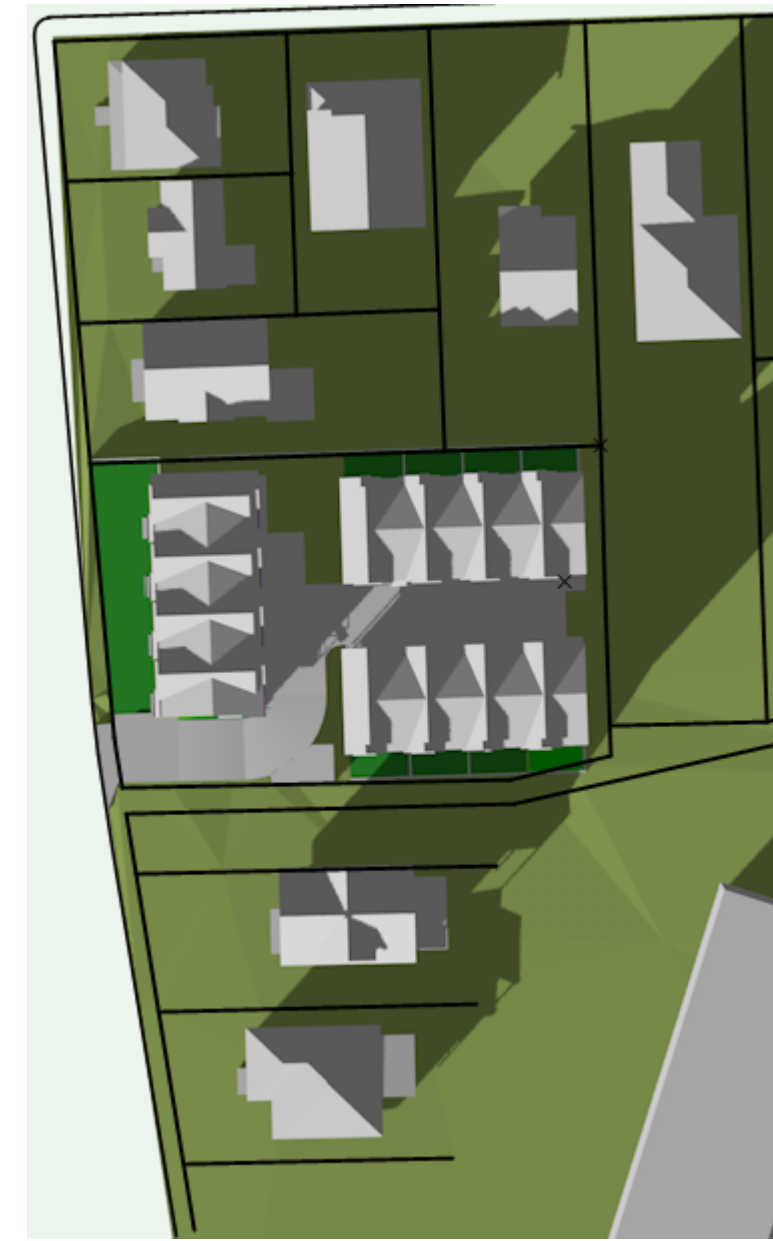
June 21st (SUMMER SOLSTICE)
12:00 pm



June 21st (SUMMER SOLSTICE)
4:00 pm



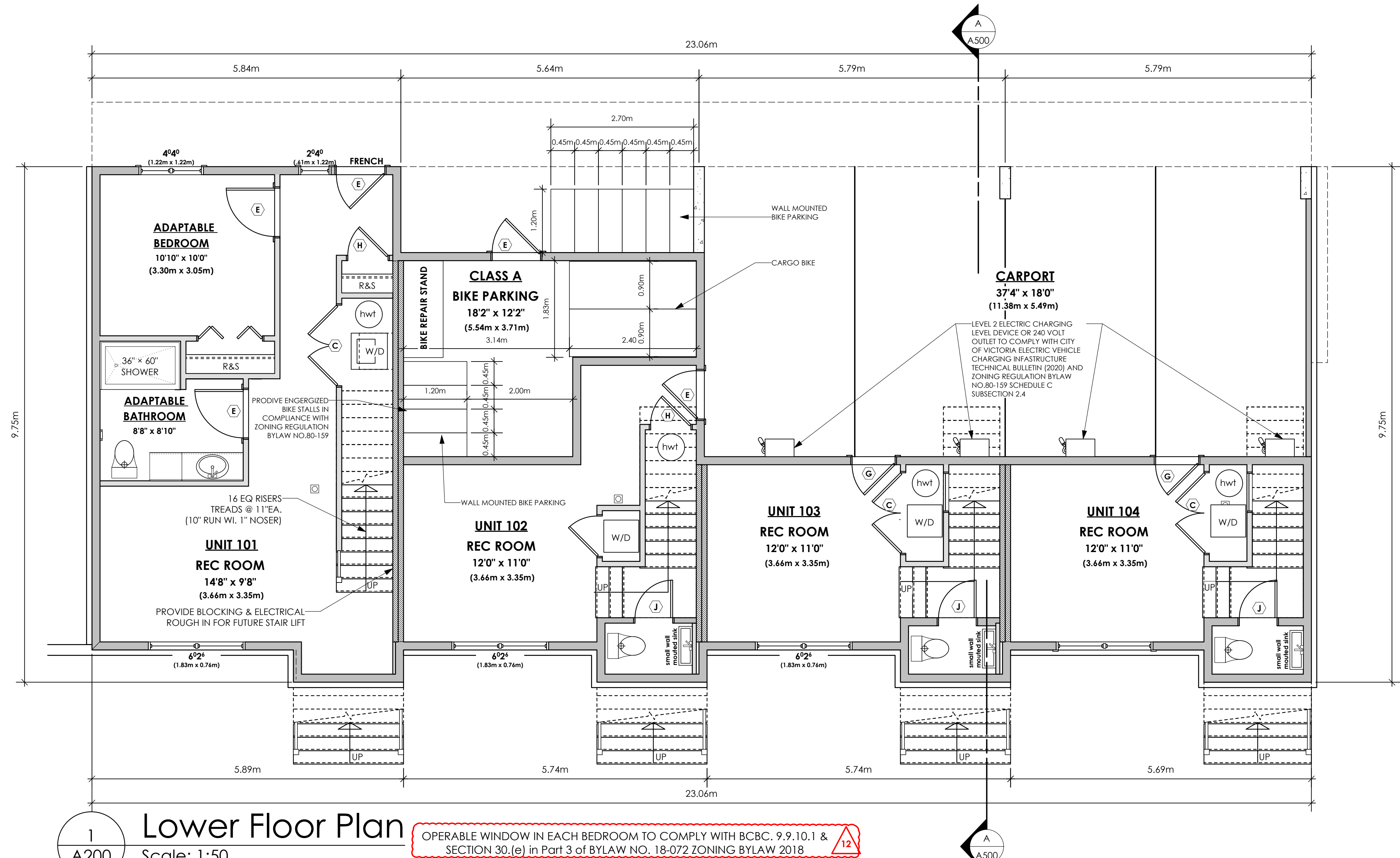
December 22nd (WINTER SOLSTICE)
9:00 am



December 22nd (WINTER SOLSTICE)
12:00 pm



December 22nd (WINTER SOLSTICE)
4:00 pm



Date

Mar 13, 2026

Project Address

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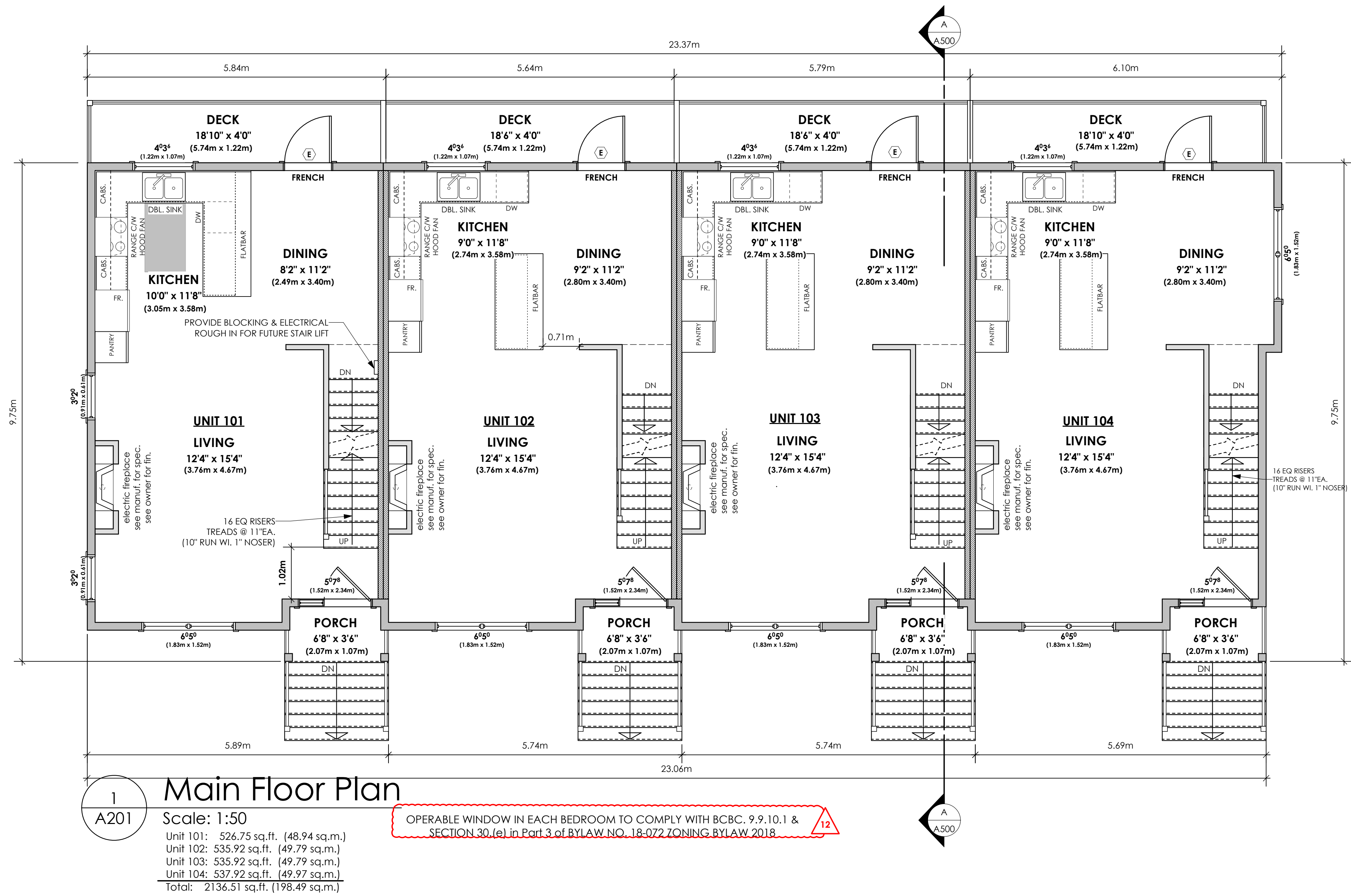
Scale

1:50

Drawn By

MDK

A200



Date

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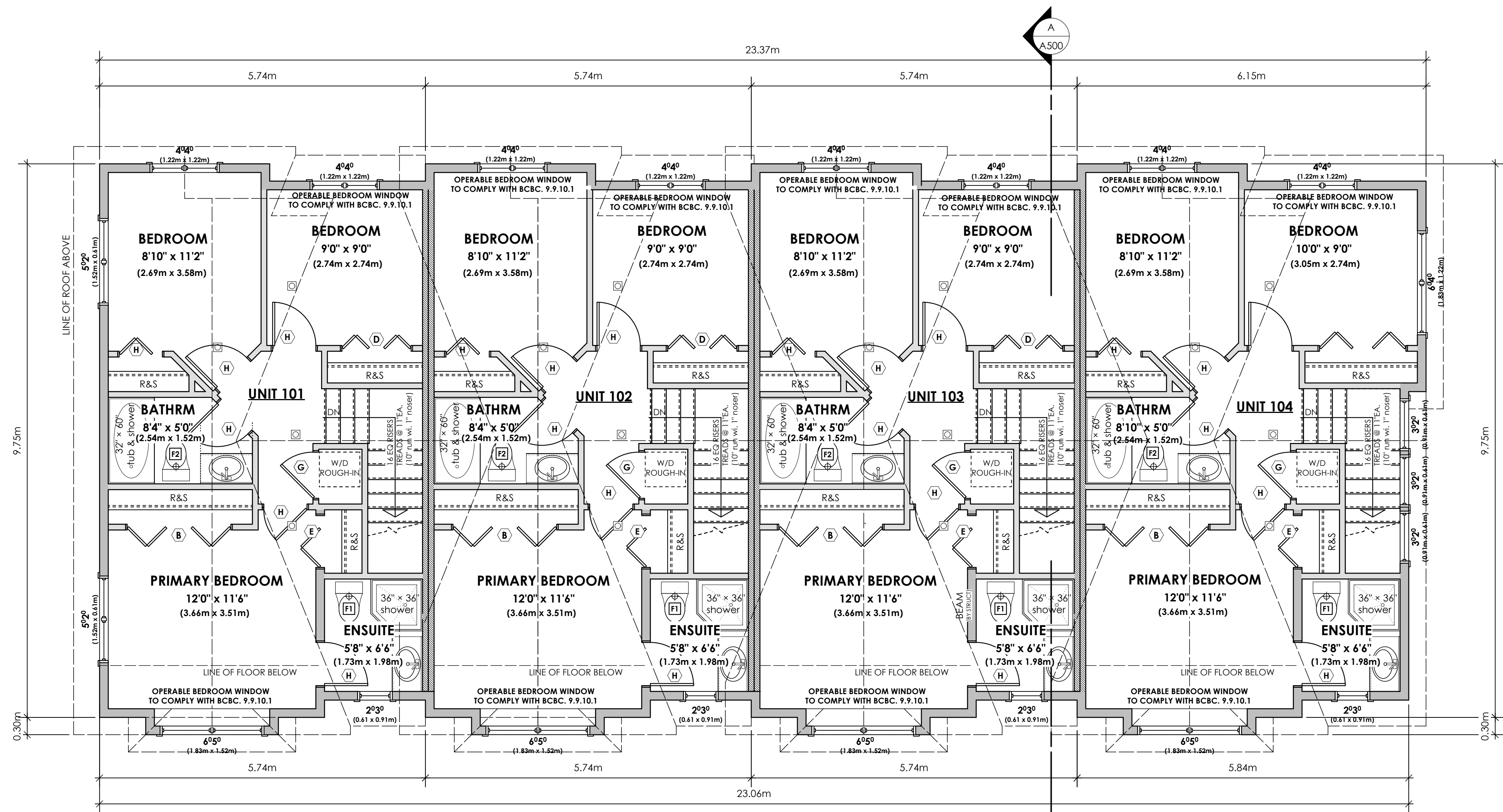
Scale

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

12

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

Project Address

2839/2845 Cedarhill Road
Victoria, BC

Prepared for

Maximus Private Capital Inc.

Project

8895

Scale

1:50

Drawn By

MDK

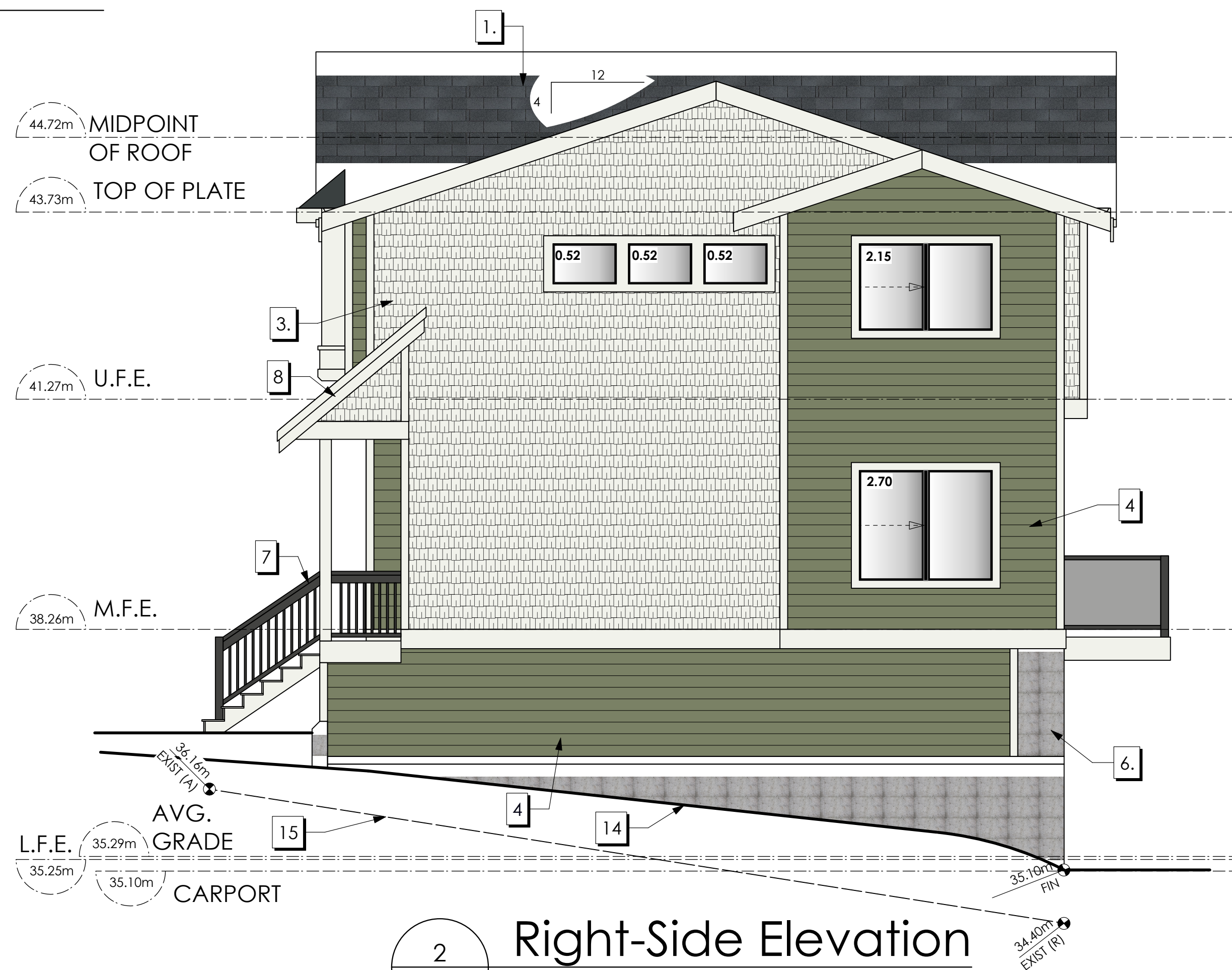
A202



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

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Mar 13, 2026

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1:50

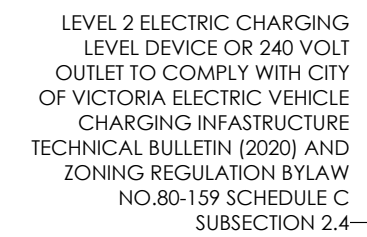
Drawn By

MDK

Proposed Developement Permit

Block 1

A203

1

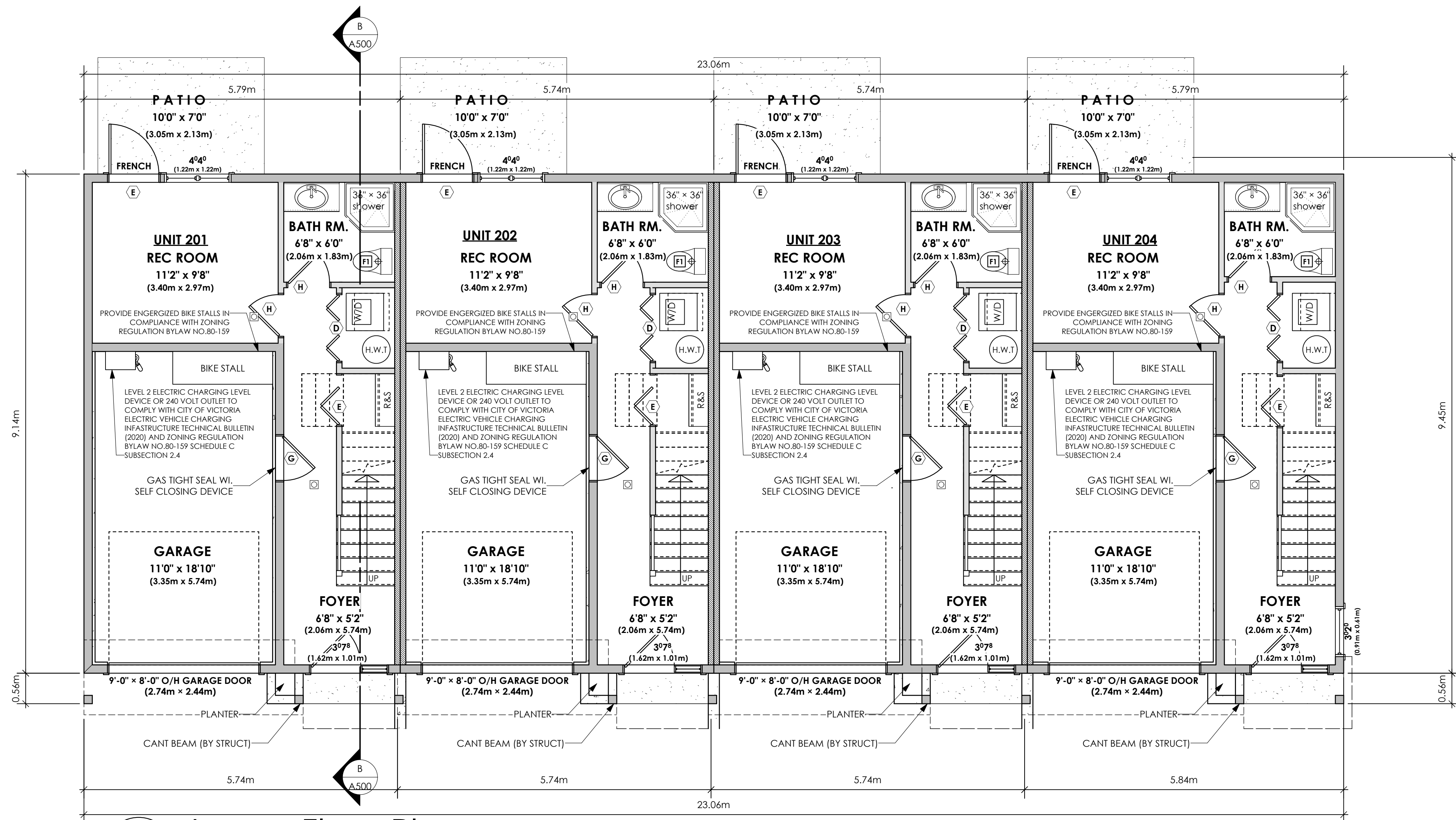
Elevation	Area of Exposed Building Face	Limiting Distance	Opening % Permitted	Opening sq.m. Permitted	Opening % Proposed	Opening sq.m. Proposed
Northeast (Rear)						
Unit 101	50.12 sq.m.	4.00 m.	18.00%	9.02 sq.m.	17.58 %	8.81 sq.m.
Unit 102	49.68 sq.m.	4.00 m.	28.00%	13.91 sq.m.	10.69 %	5.31 sq.m.
Unit 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

MDK

Block 1



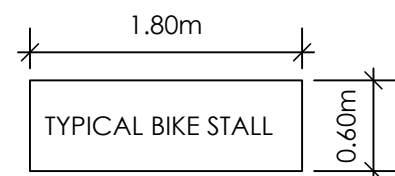
1
A300

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.)
TOTAL:	1256.67 sq.ft.	(116.75 sq.m.)	TOTAL:	908.78 sq.ft.	(84.41 sq.m.)



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

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Victoria, BC

Prepared for

Maximus Private Capital Inc.

Project #

8895

Scale

1:50

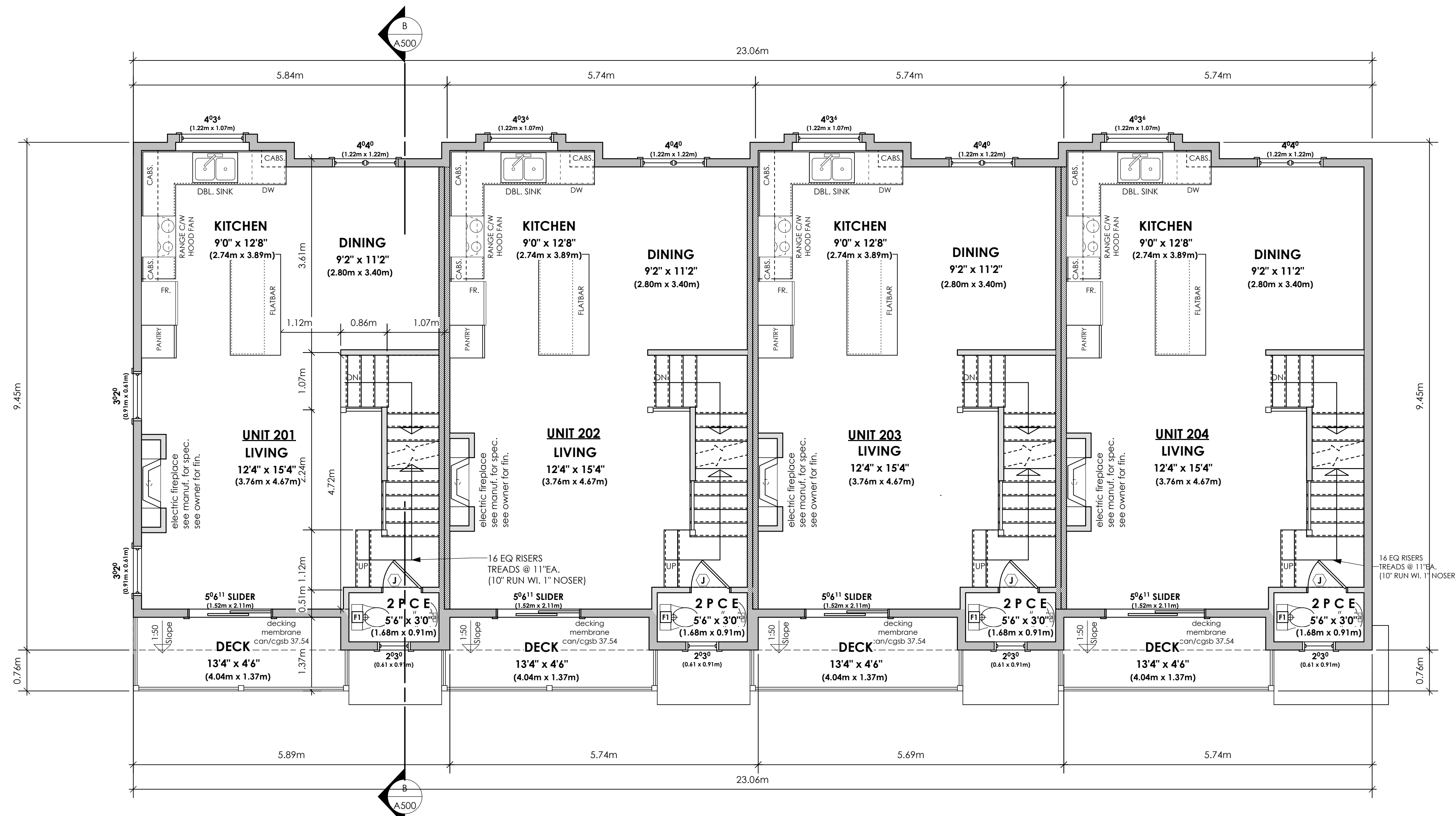
Drawn By

MDK

Proposed Developement Permit

Block 2

A300



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

12

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

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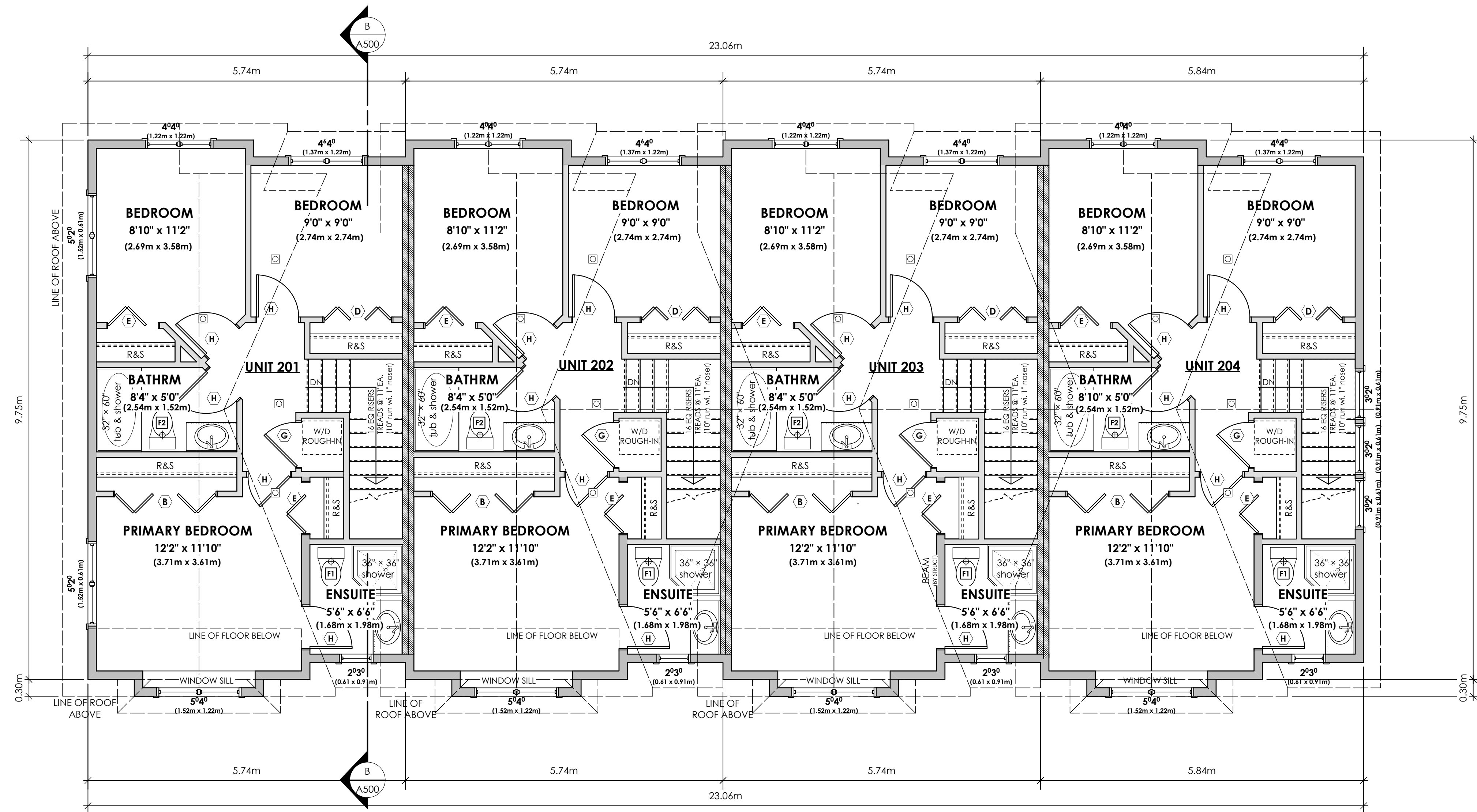
Drawn By

MDK

Proposed Developement Permit

Block 2

A301



1 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	2'6" 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

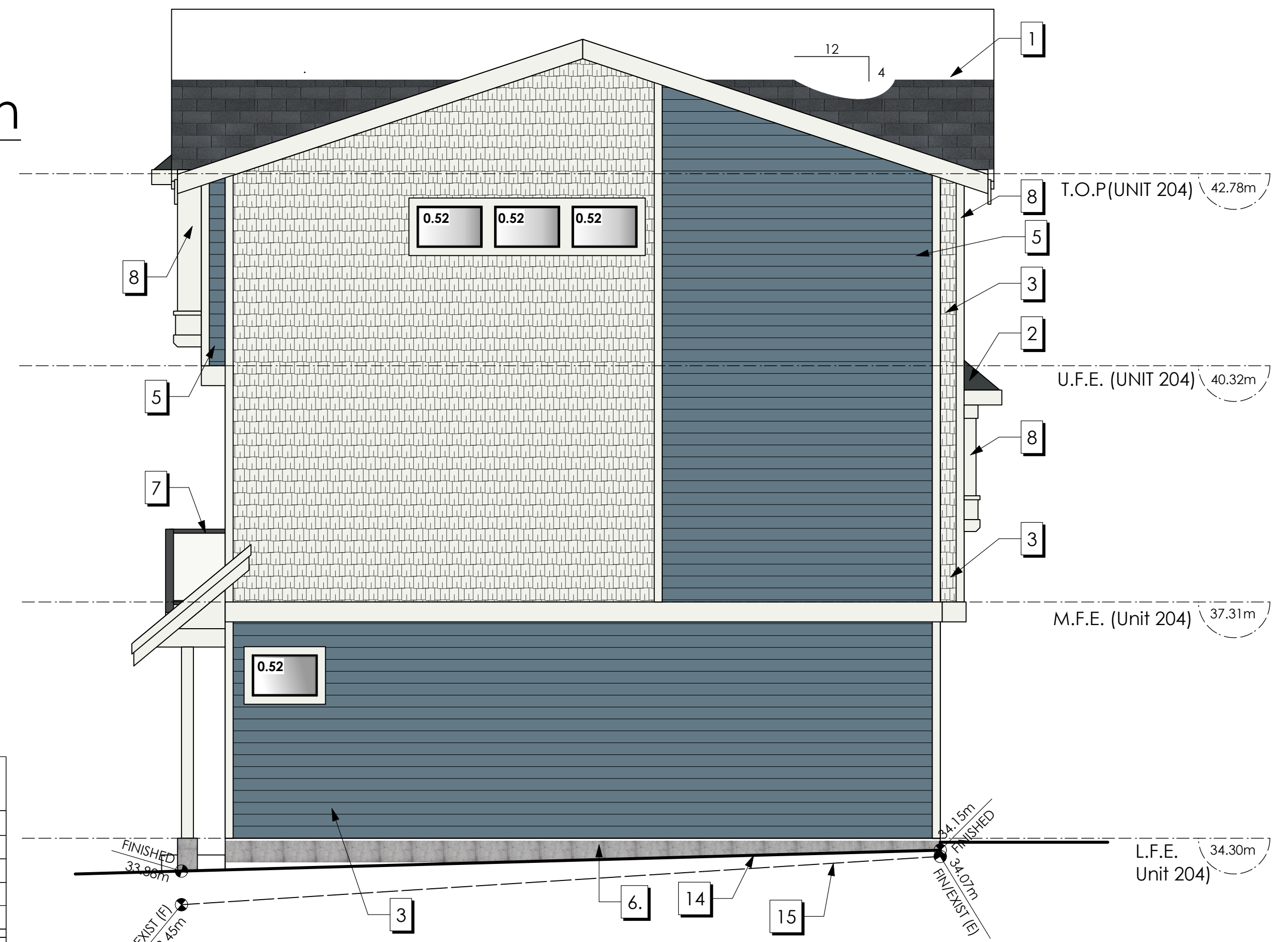


	FINISHES & MATERIALS	COLOURS
1	ROOF (ASPHALT)	OXFORD GREY
2	ROOF (METAL)	CASCADIA METALS IRON ORE
3	FIBRE CEMENT SHINGLES	BENJAMIN MOORE: WHITE HERON (OC-57) OR SIMILAR
4	FIBRE CEMENT LAP	BENJAMIN MOORE: GREAT BARRINGTON GREEN (HC-122) OR SIMILAR
5	FIBRE CEMENT LAP	BENJAMIN MOORE: PHILPSBURG BLUE (HC-159) 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 Front Elevation
A303 Scale: 1:50



2 Southwest (Left-Side) Elevation
A304 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

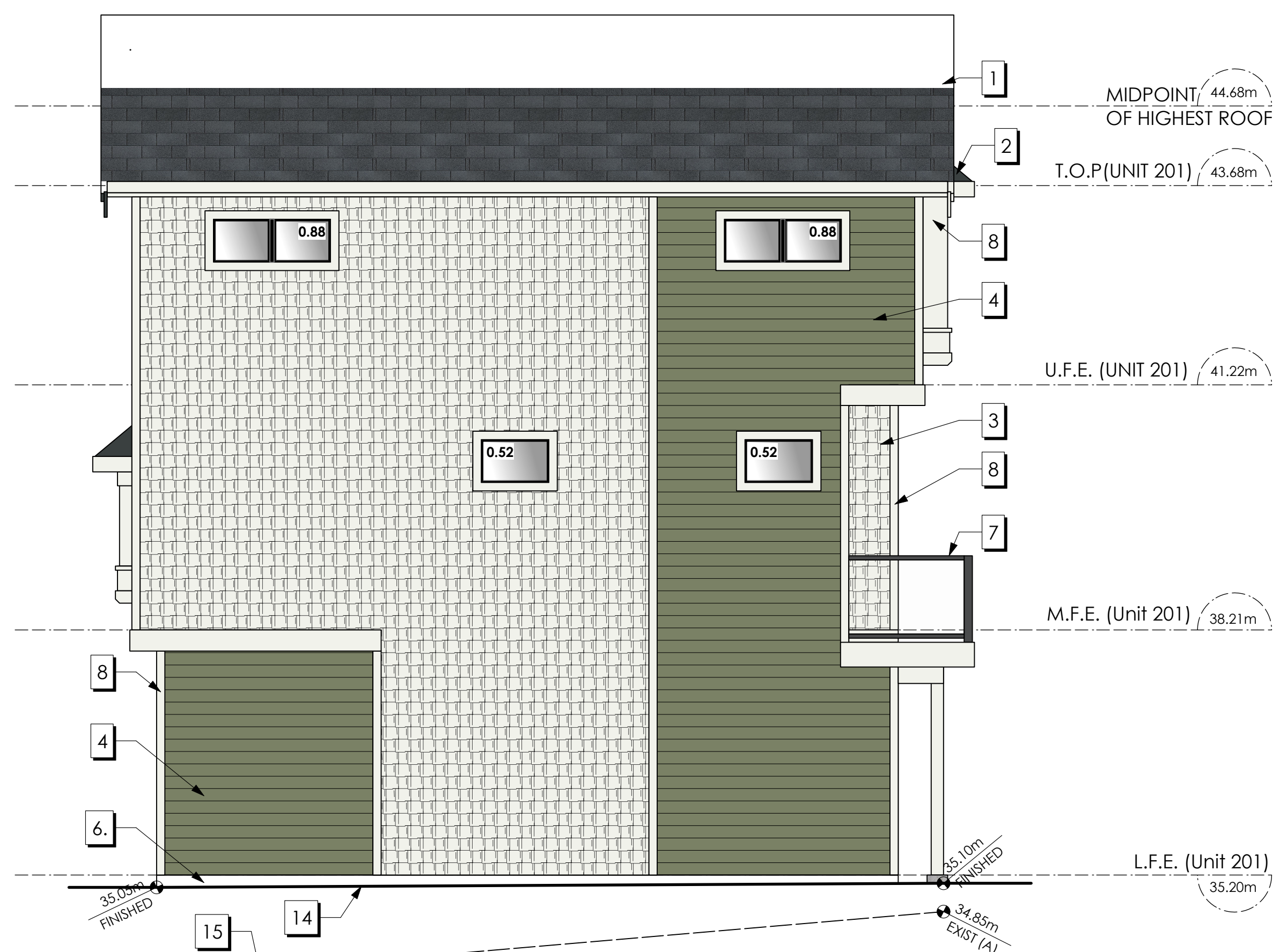


1
A304
Northeast (Rear)
Scale: 1:50

	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

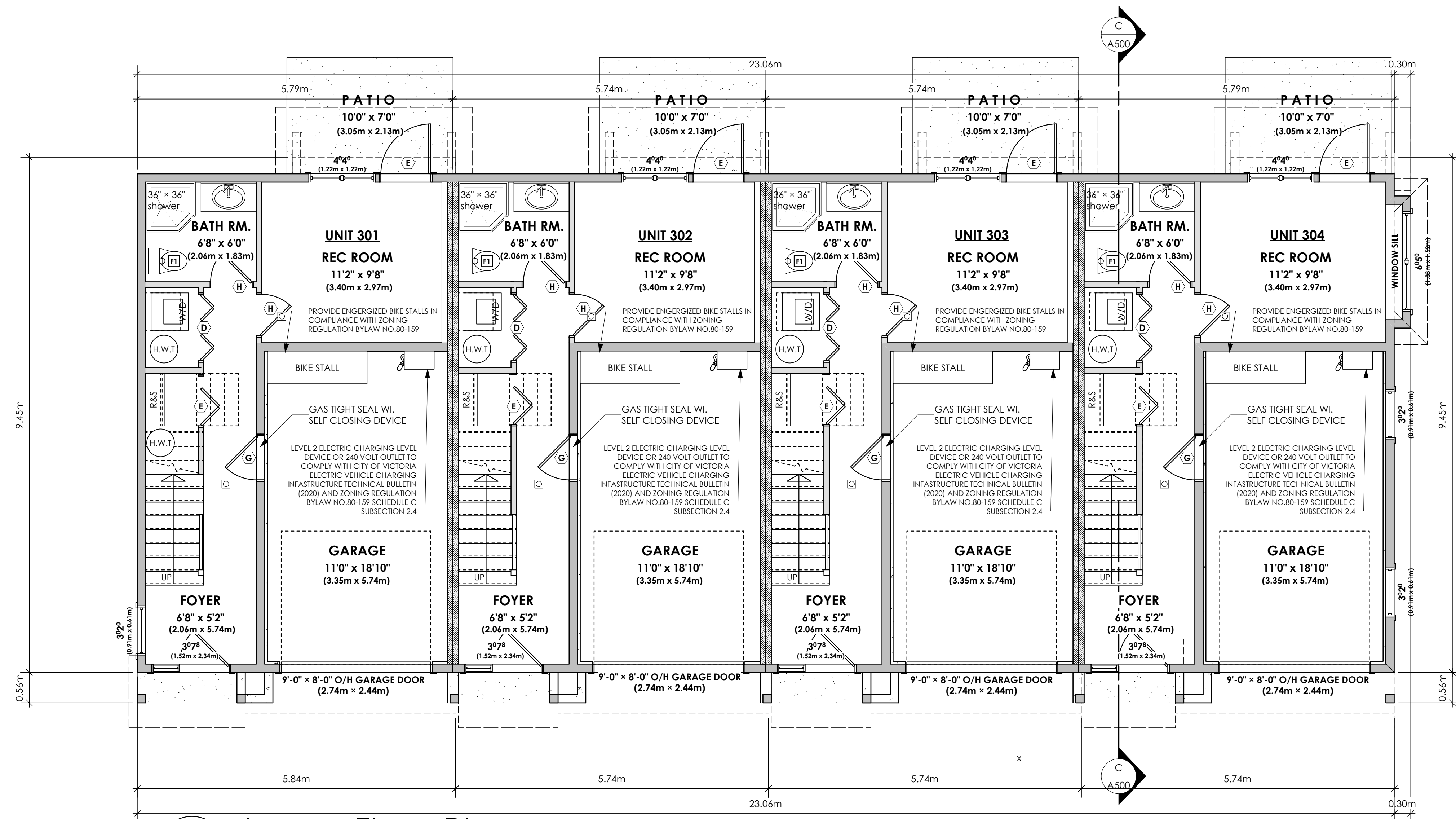
Project Address
2839/2845 Cedarhill Road
Victoria, BC
Prepared for
Maximus Private Capital Inc.

Project #
8895

Scale
1:50

Drawn By
MDK

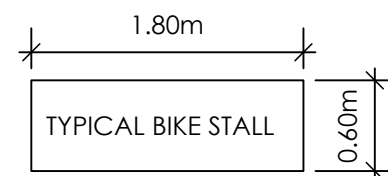
A304



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		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.)
TOTAL:	1256.67 sq.ft. (116.76 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

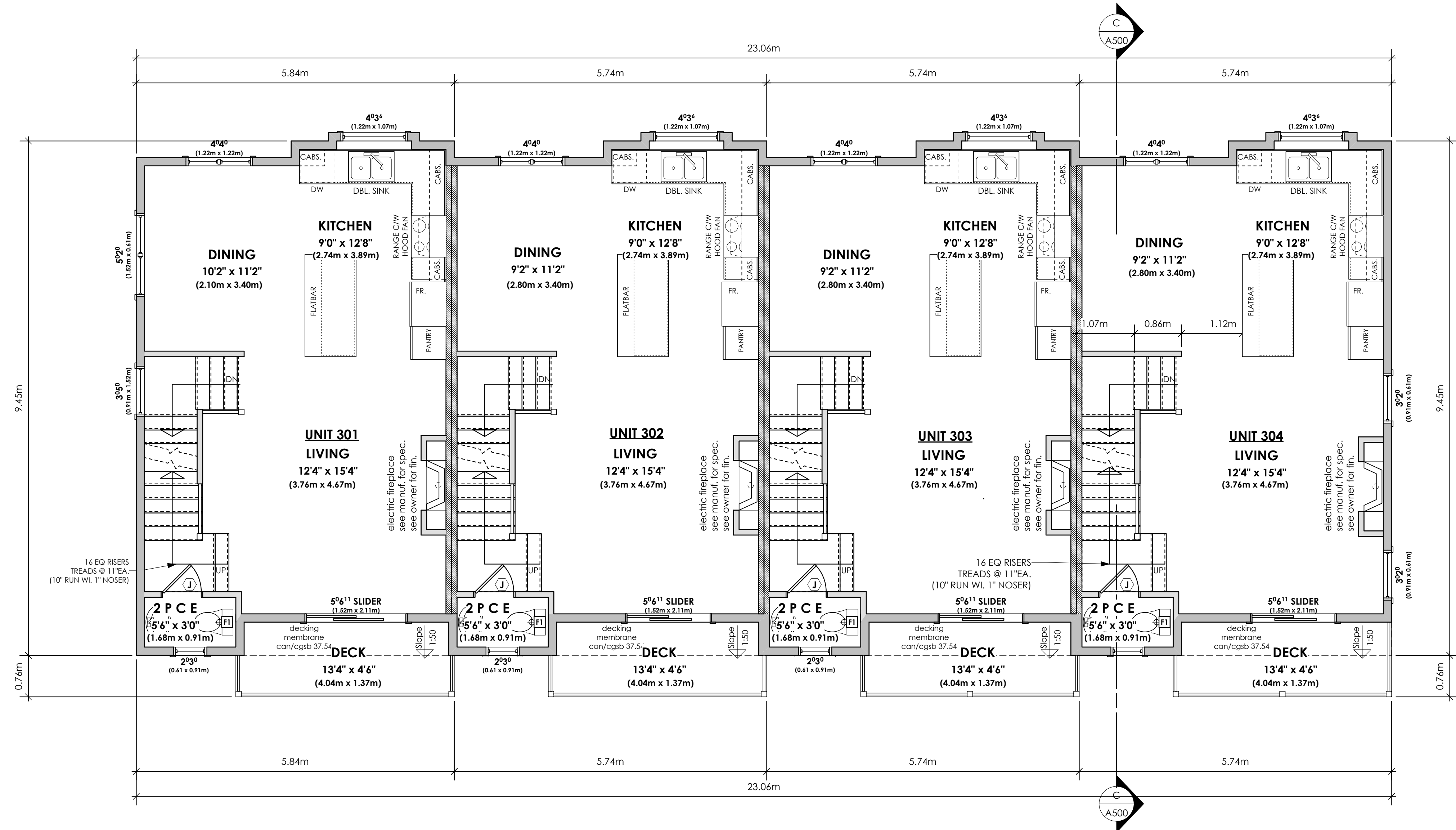
Drawn By

MDK

Proposed Developement Permit

Block 3

A400

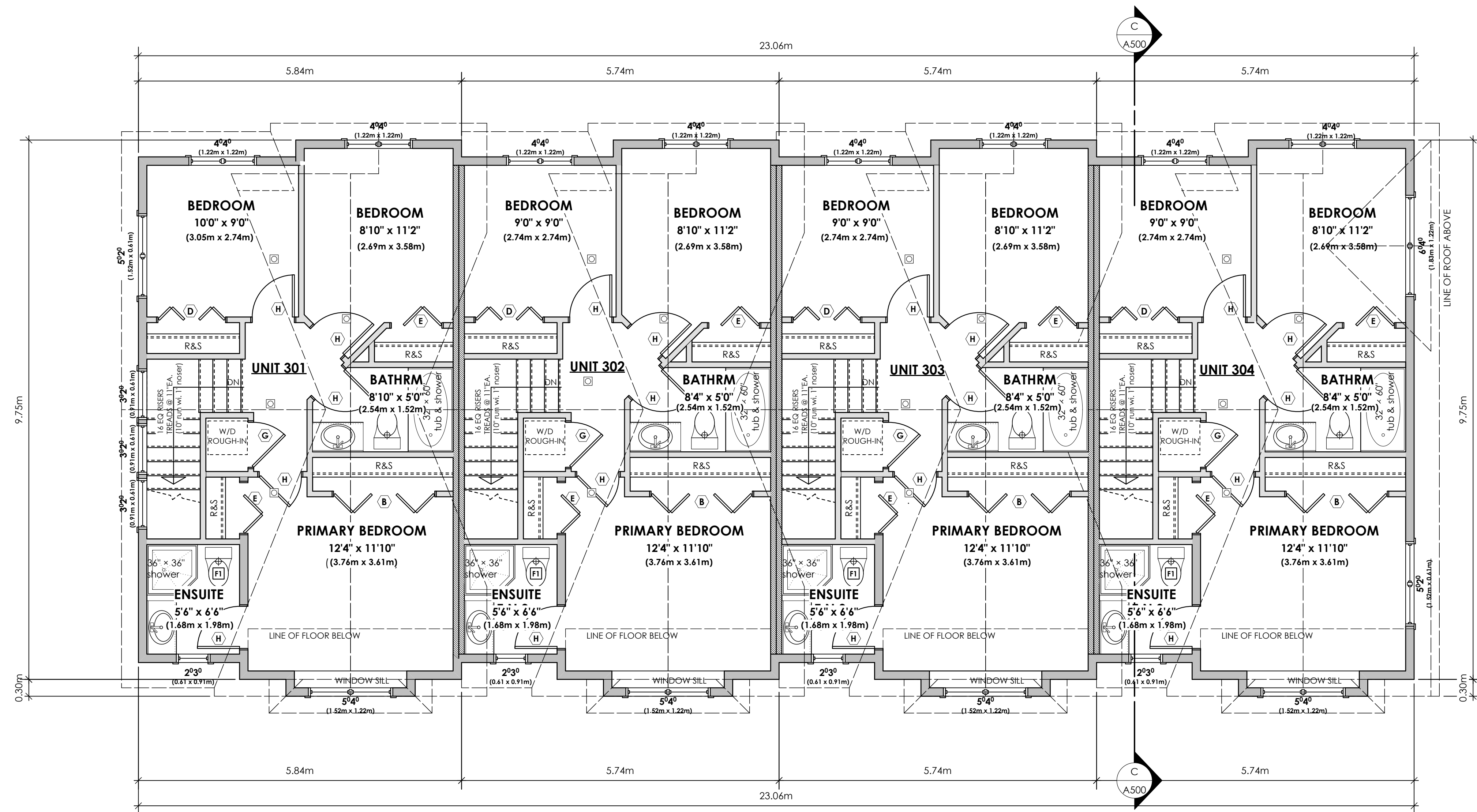


1
A401
Main Floor Plan
Scale: 1:50

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)



1 Upper Floor Plan

A402 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

12

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)

Proposed Developement Permit

Block 3

A402

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



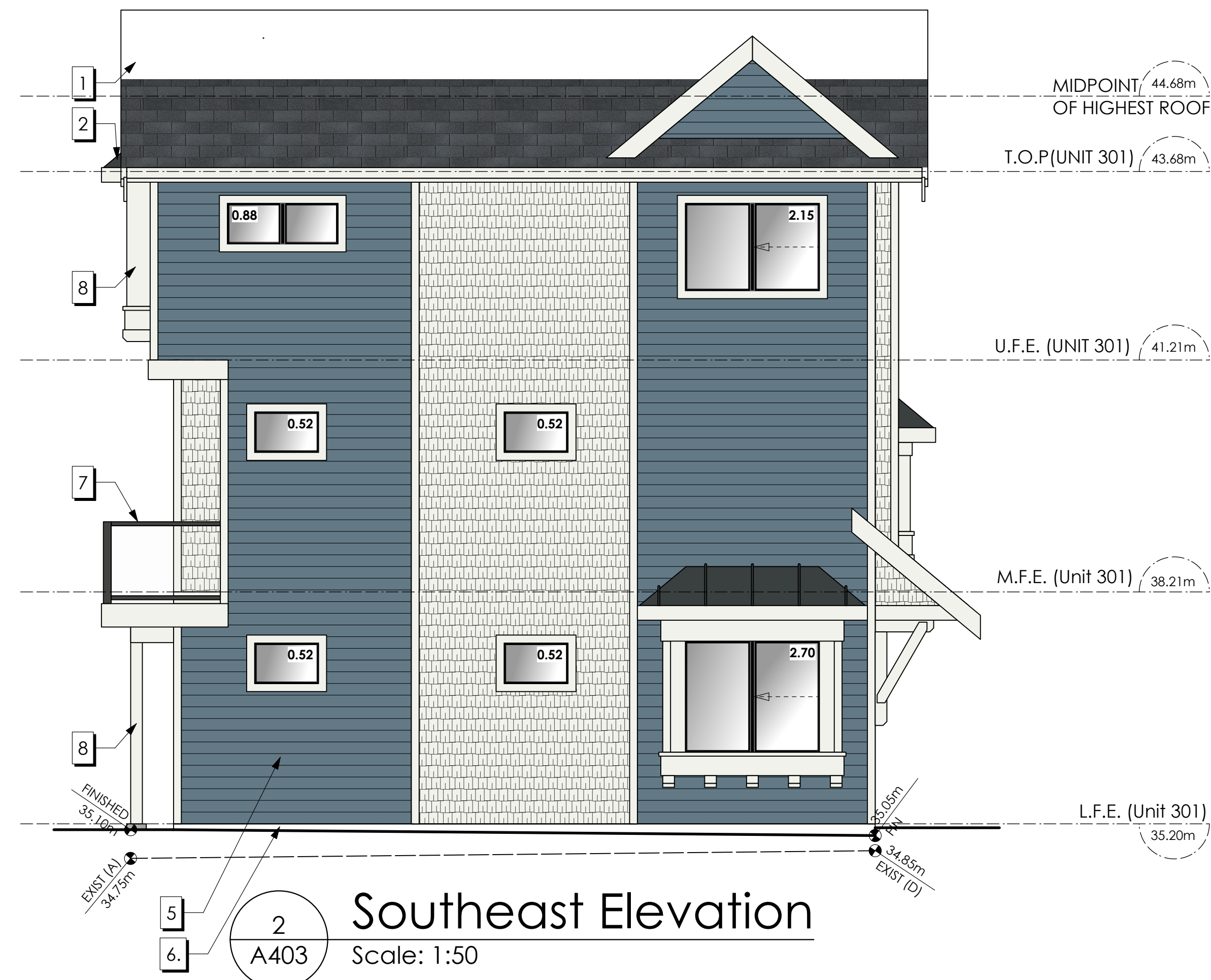
1 Southwest (Front) Elevation
A403 Scale: 1:50

	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: PEACE 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

Proposed Developement Permit

Block 3

A403



1 Northeast (Rear) Elevation

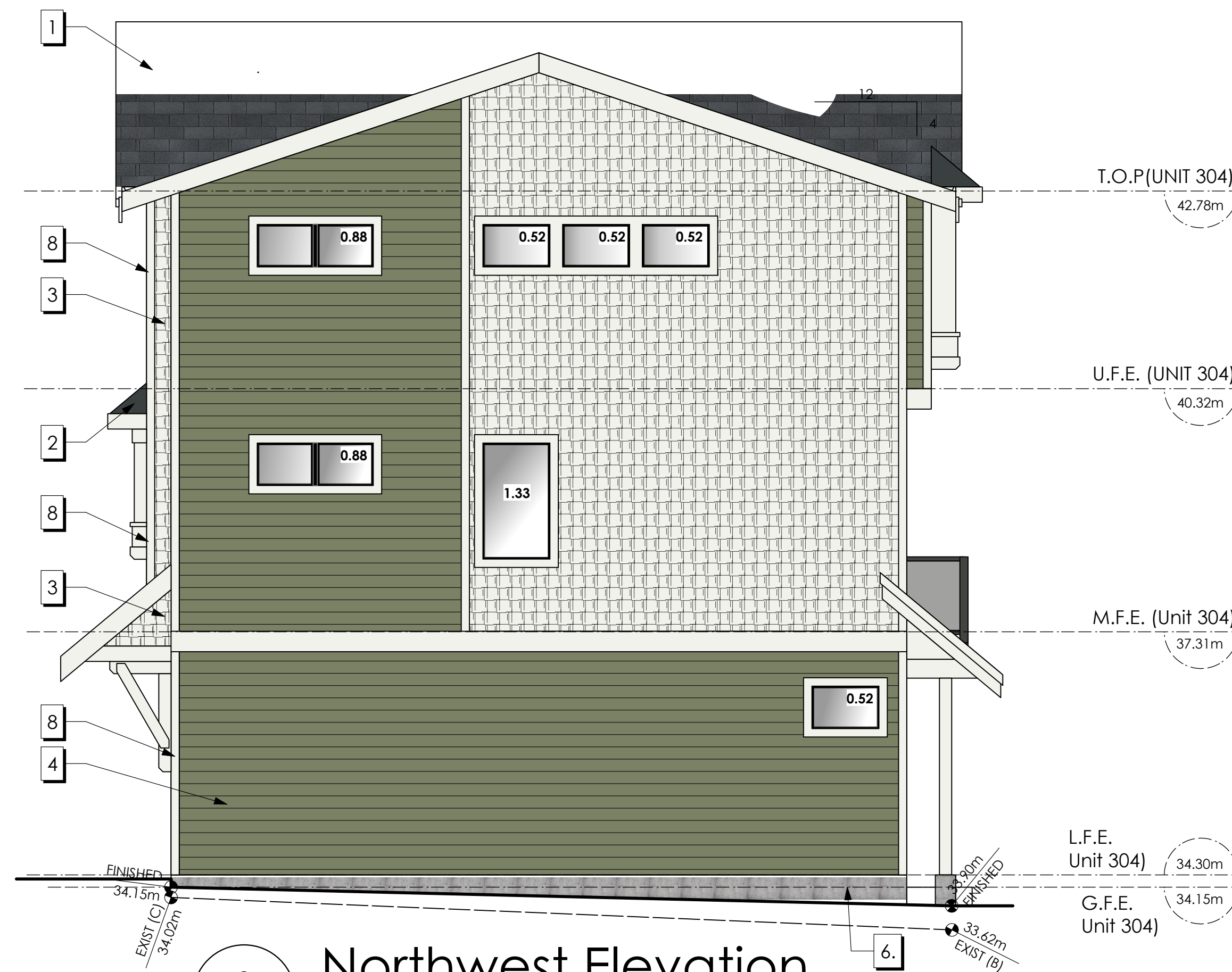
Scale: 1:50

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 #

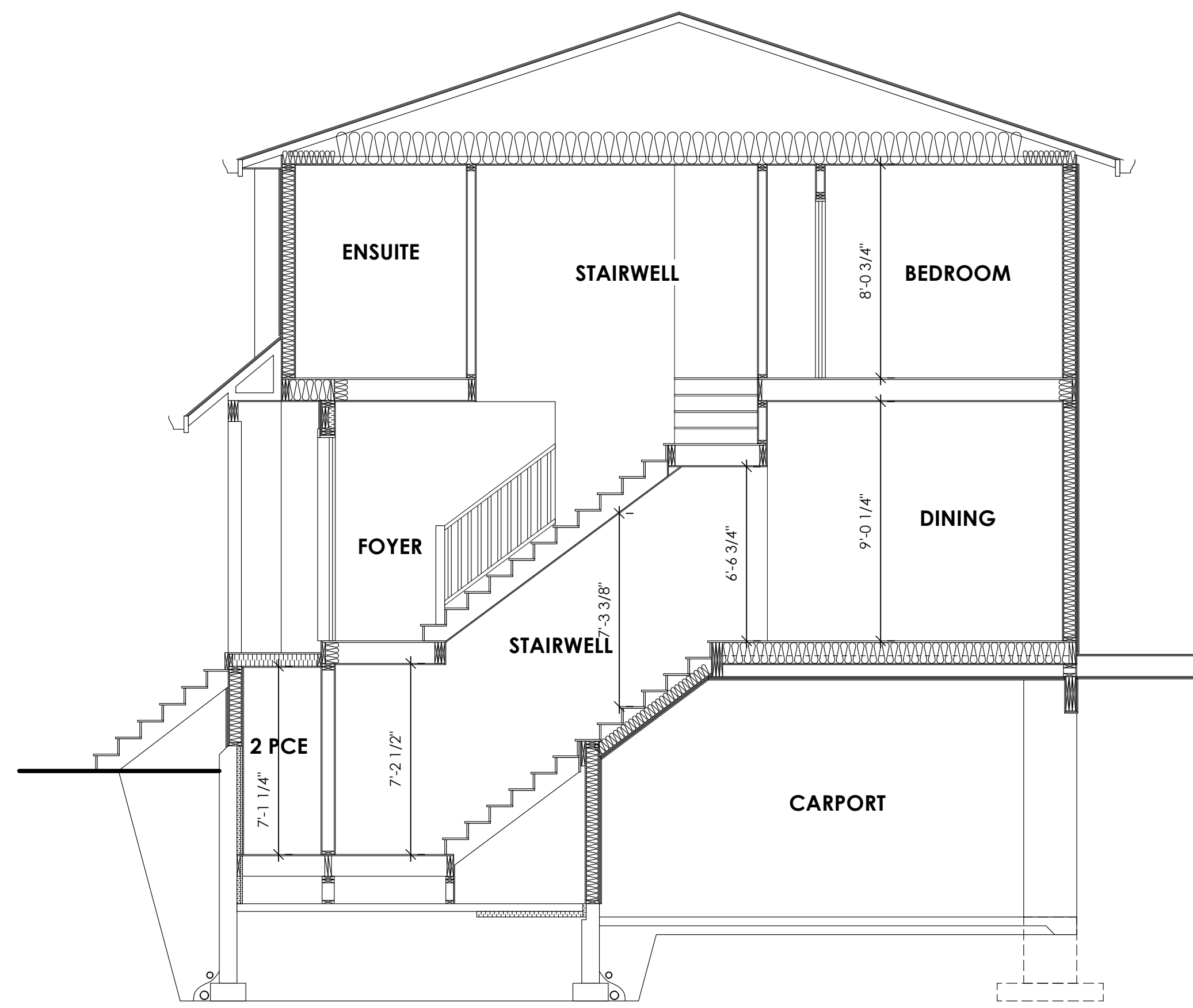
8895

Scale

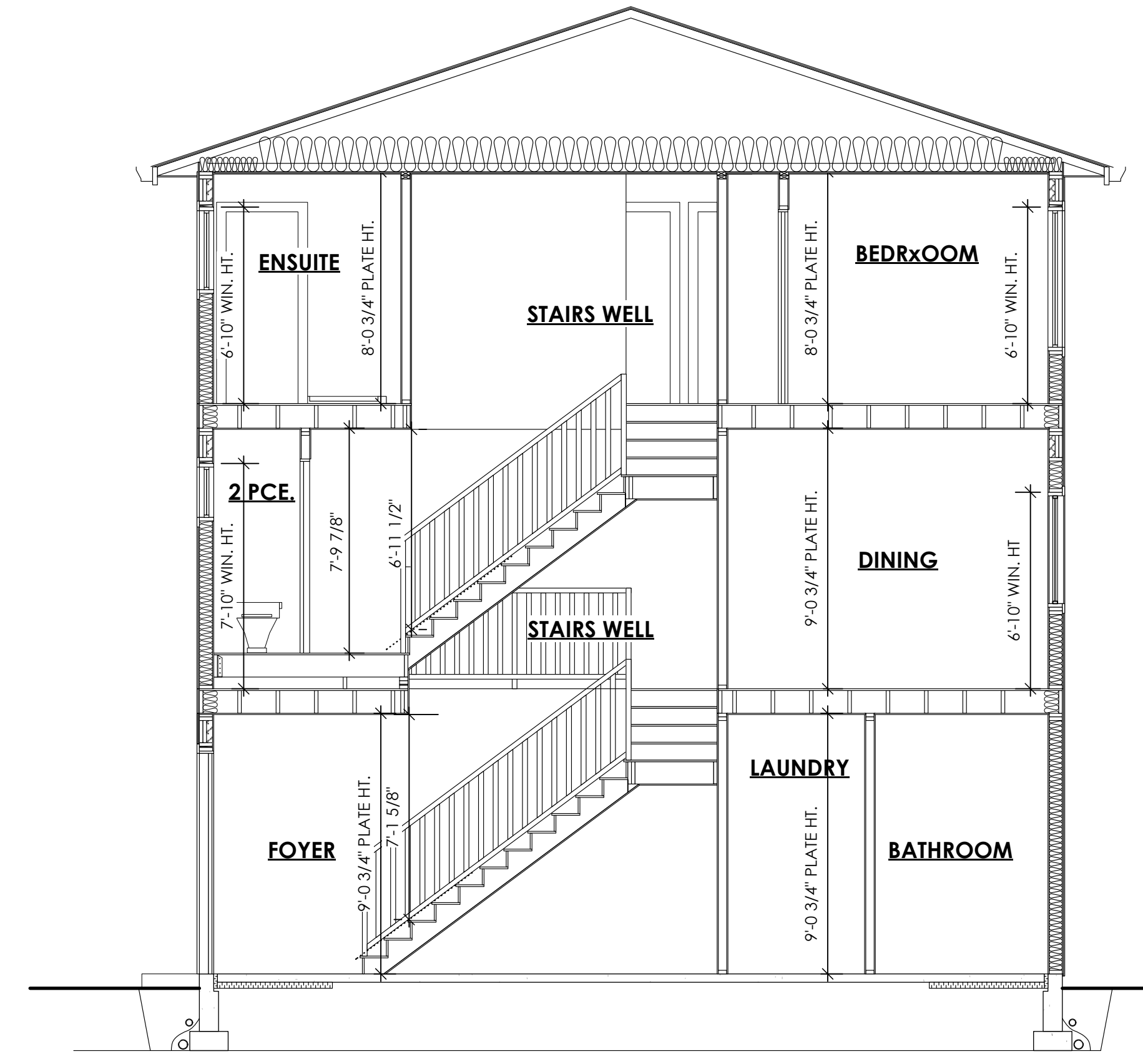
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Drawn By

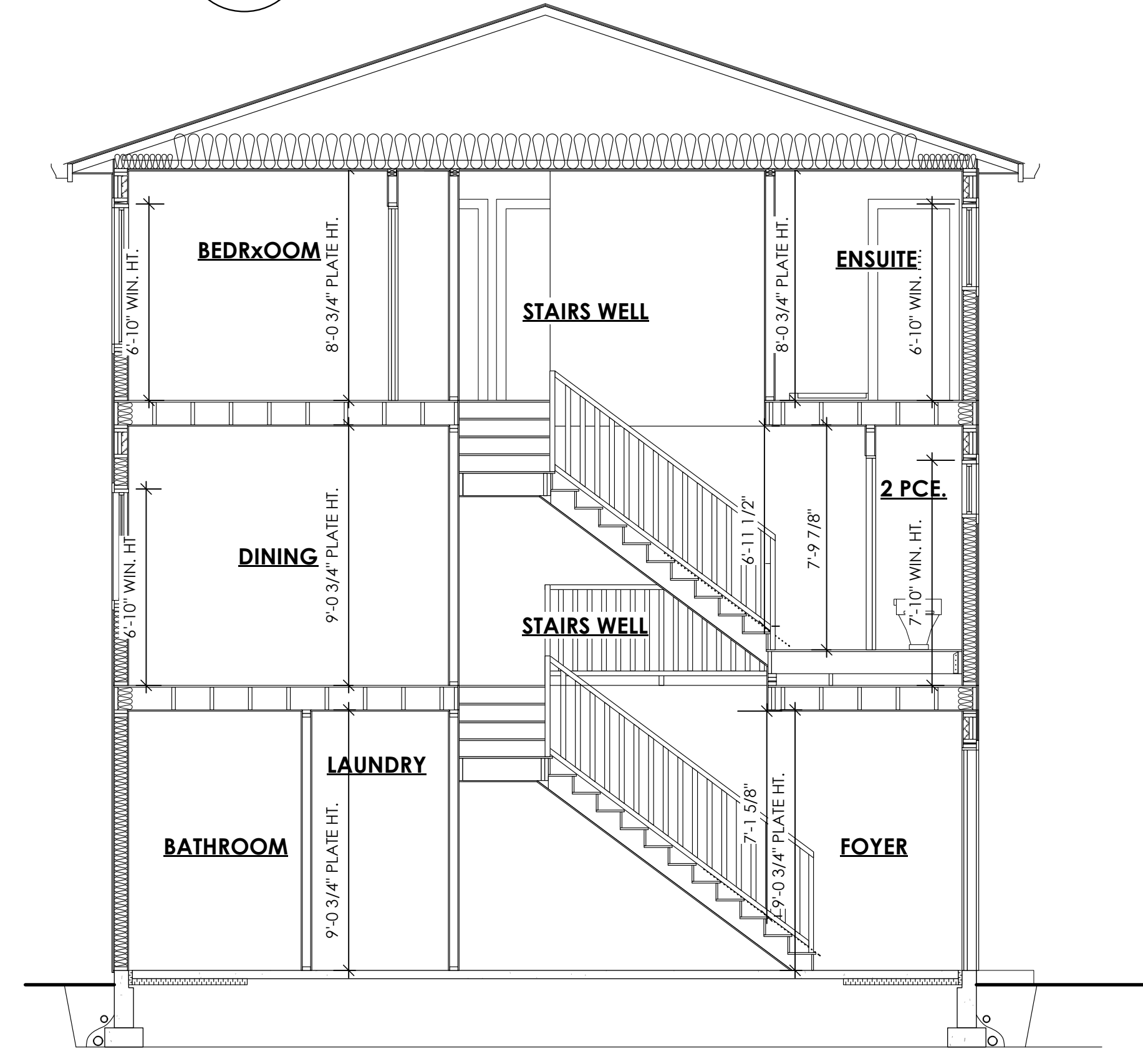
MDK



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

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Victoria, BC

Prepared for

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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.

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

SIZING FACTOR = $32 / [(24 \times 2) + (0.35 \times 550)]$

$32 / [(48) + (192.5)]$

$32 / [240.5]$

0.133 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

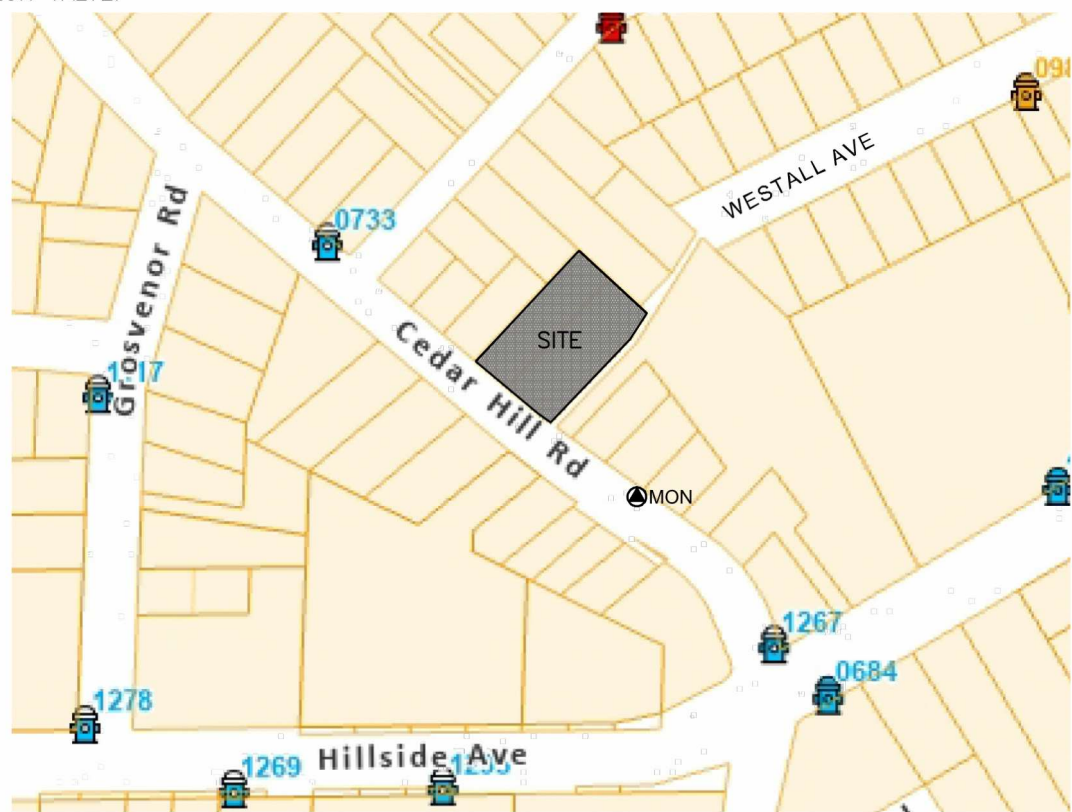
PROPOSED ROCK INFILTRATION CHAMBER VOLUME = 140m² x 550mm DEEP = 77m³

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.

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



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

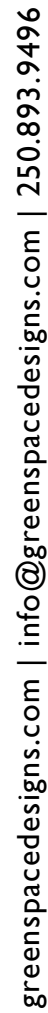
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Sheet 1 of 1
Eng. Project No. 34922
Drafted by KHG

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

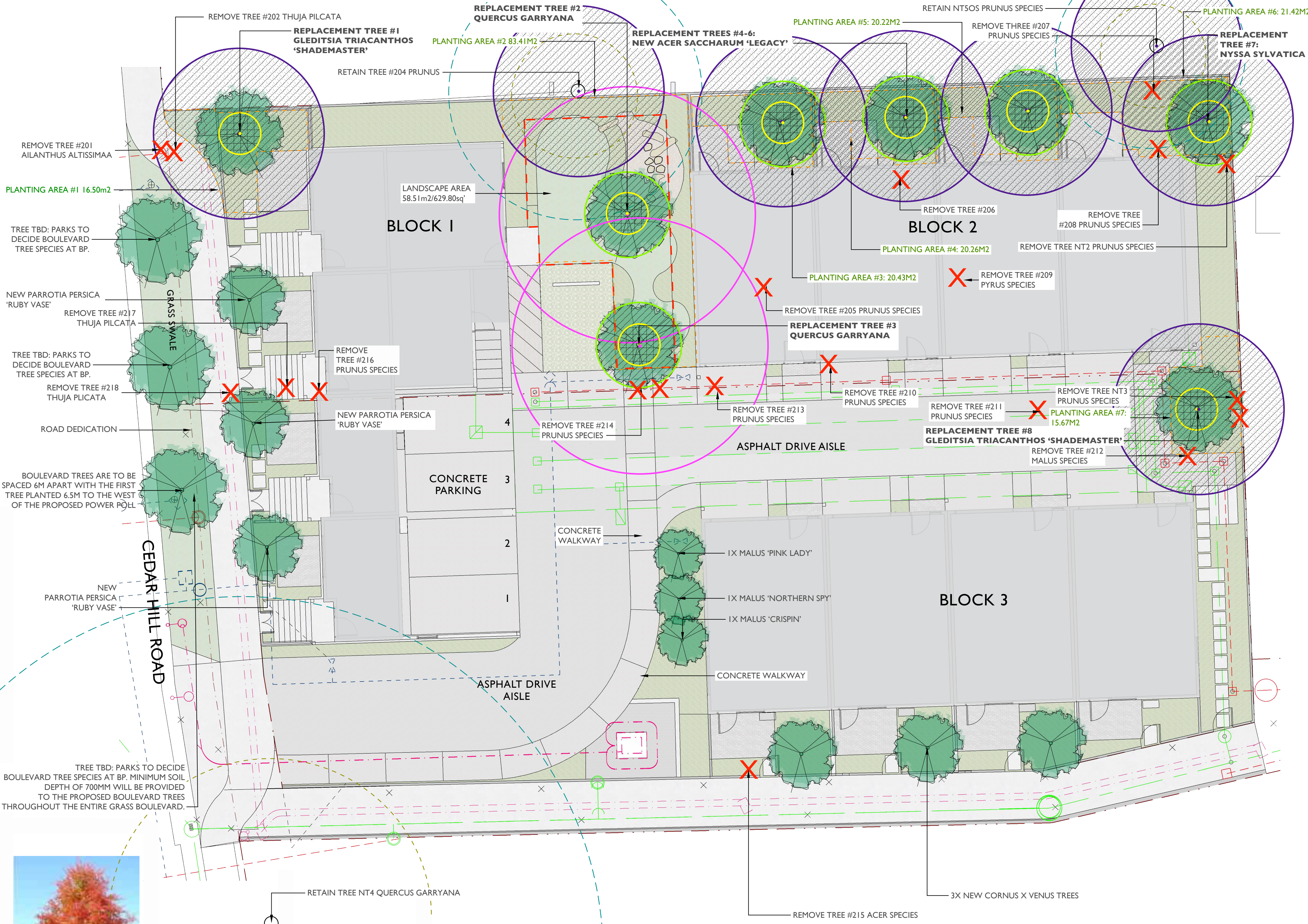
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ISSUED FOR DP - REVISION E

greenspacedesigns.com | info@greenspacedesigns.com | 250.893.9496



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

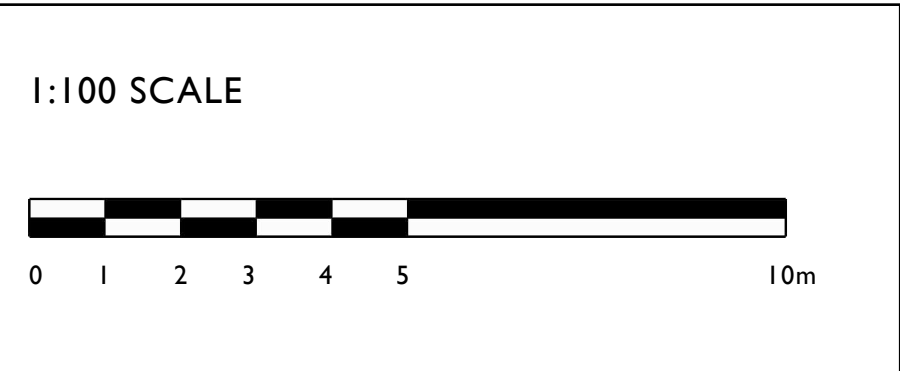
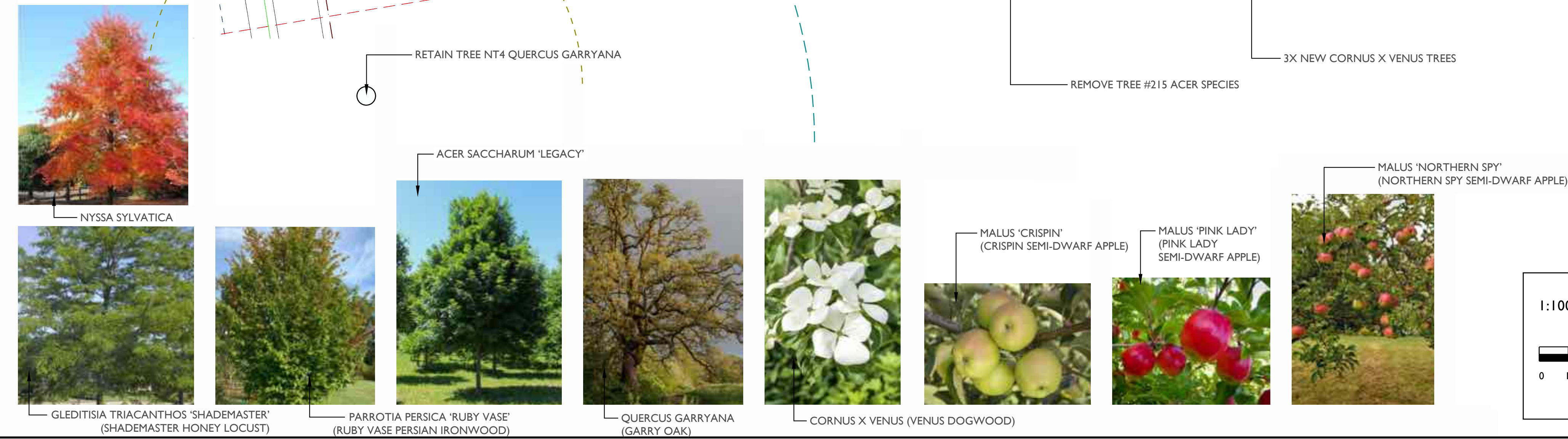


		REPLACEMENT TREES PROPOSED				SOIL VOLUME REQUIRED (m3)			
PLANTING AREA ID	AREA (m2)	SOIL VOLUME MULTIPLIER	A. ESTIMATED SOIL VOLUME	A. # SMALL	B. # MEDIUM	C. # LARGE	D. # SMALL	E. # MEDIUM	F. # LARGE
PLANTING AREA #1	16.50	1	16.50	0	1	0	0	15.0	0
PLANTING AREA #2	83.41	1	83.41	0	0	2	0	60.00	0
PLANTING 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).

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



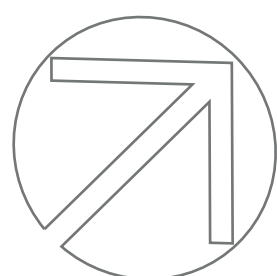


Greenspace Designs
Sustainable Landscape Design

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

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

DATE :
APRIL 30, 2024
Revised NOVEMBER 15, 2024
Revised JANUARY 8, 2025
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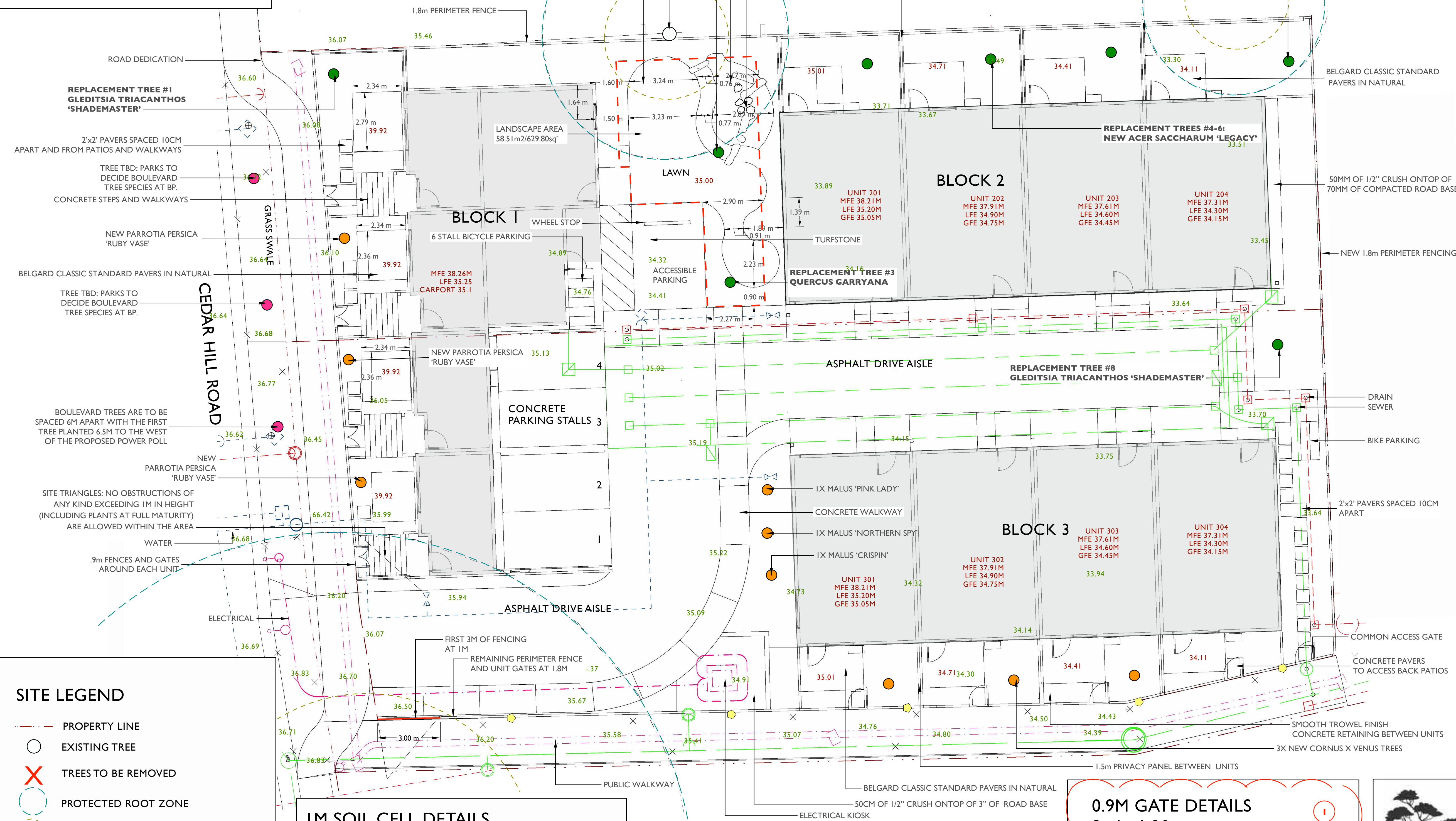


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SITE DETAILS AND GRADING— PROPOSED REDEVELOPMENT - 2845 and 2839 CEDAR HILL ROAD,VICTORIA BC

BUBBLED CHANGES

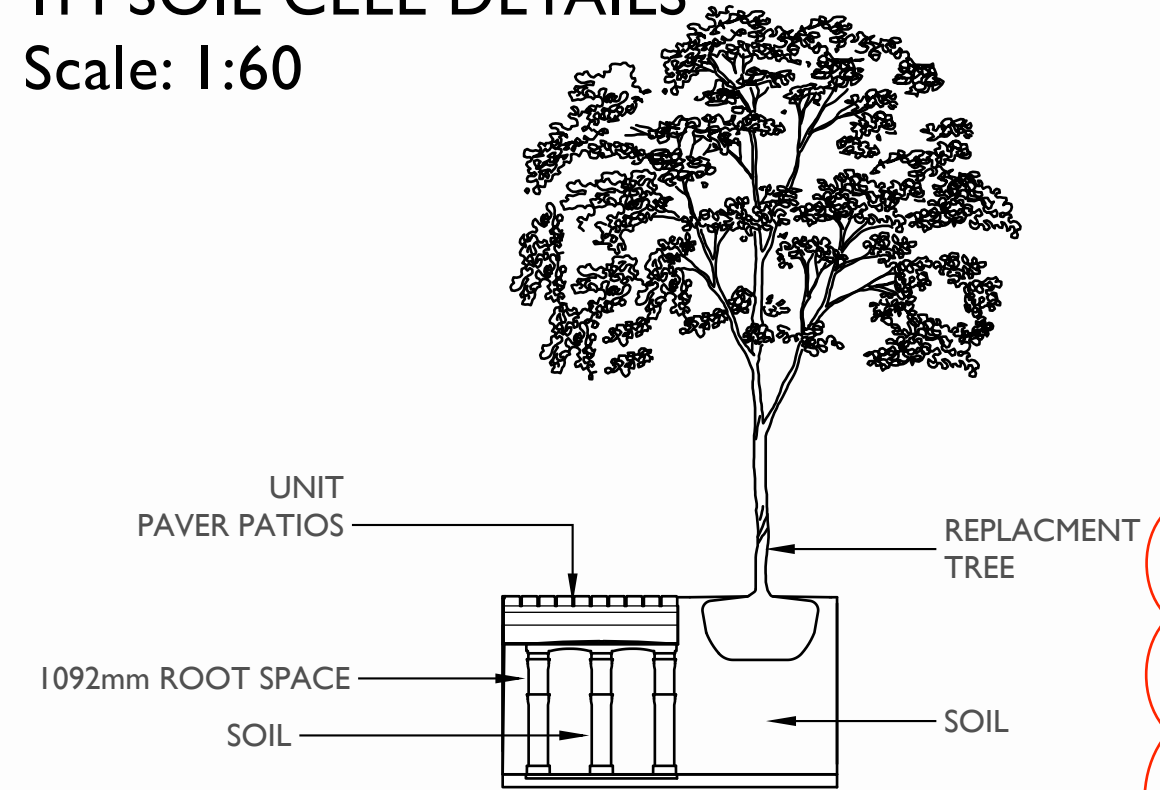
1. ADDITION OF GATE DETAILS
2. SOLAR LIGHTS PROPOSED ALONG PUBLIC WALKWAY.



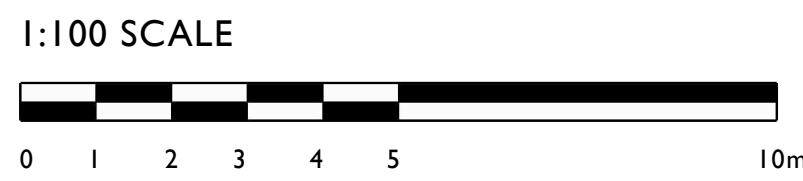
SITE LEGEND

- 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
- DRAIN
- ELECTRICAL
- WATER
- SEWER

1M SOIL CELL DETAILS
Scale: 1:60

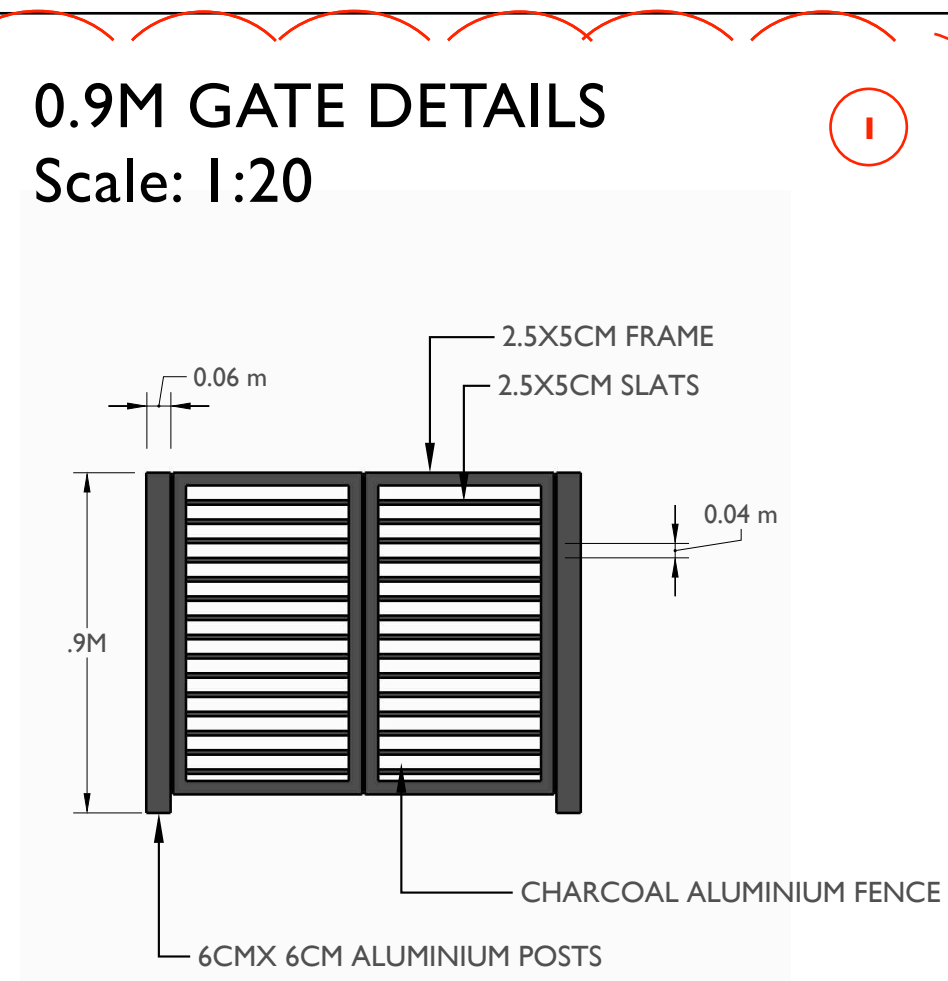


- LIGHTING LEGEND
- 5X SOLAR LIGHTS ON FENCE



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

0.9M GATE DETAILS
Scale: 1:20



PROJECT TITLE

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PAGE TITLE

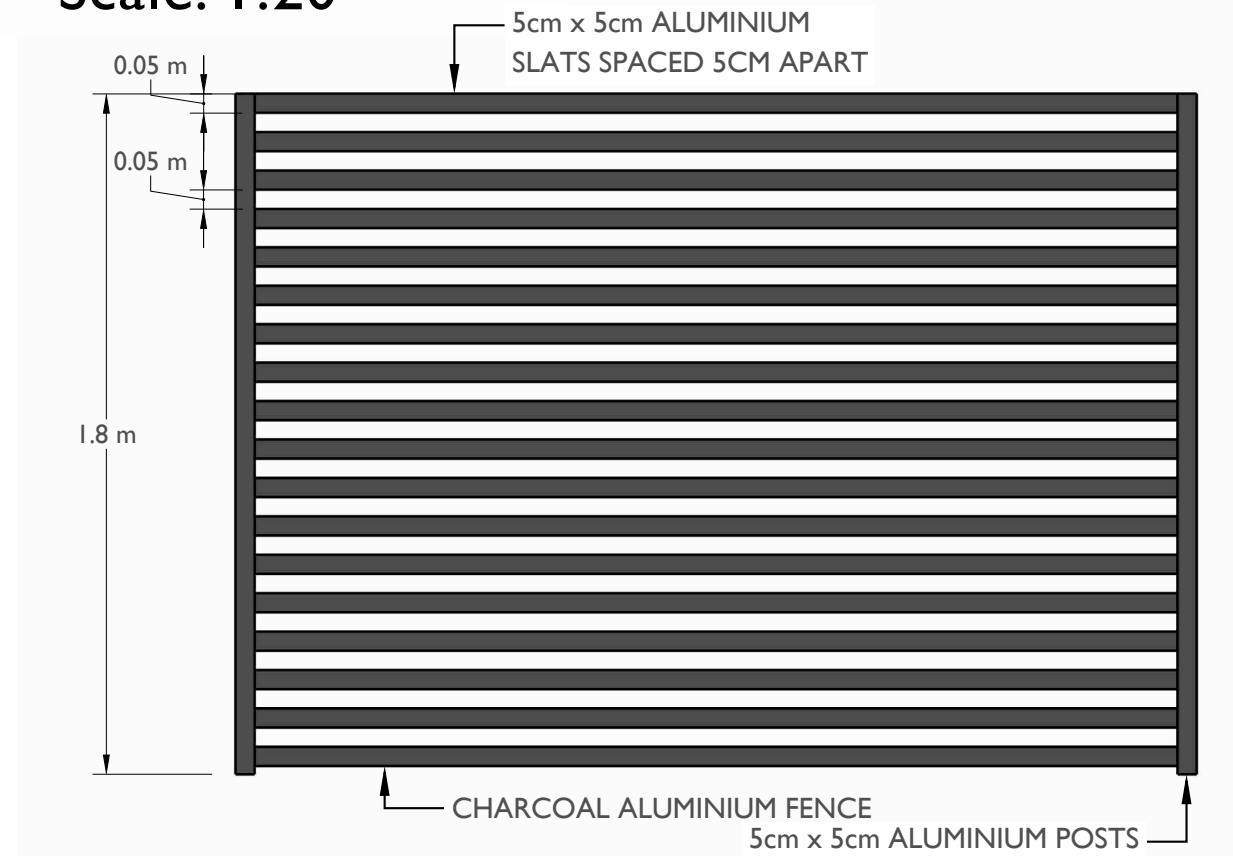
SITE DETAILS AND GRADING PLAN, PAGE THREE OF FIVE

DATE

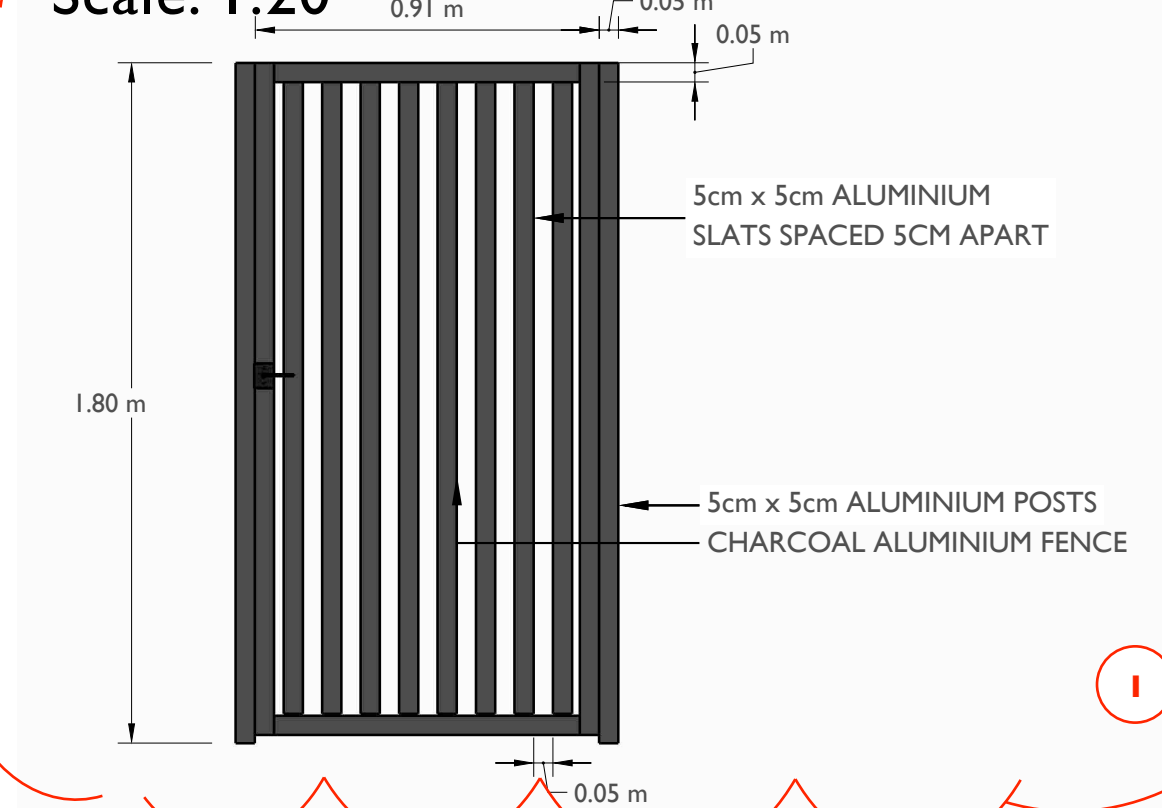
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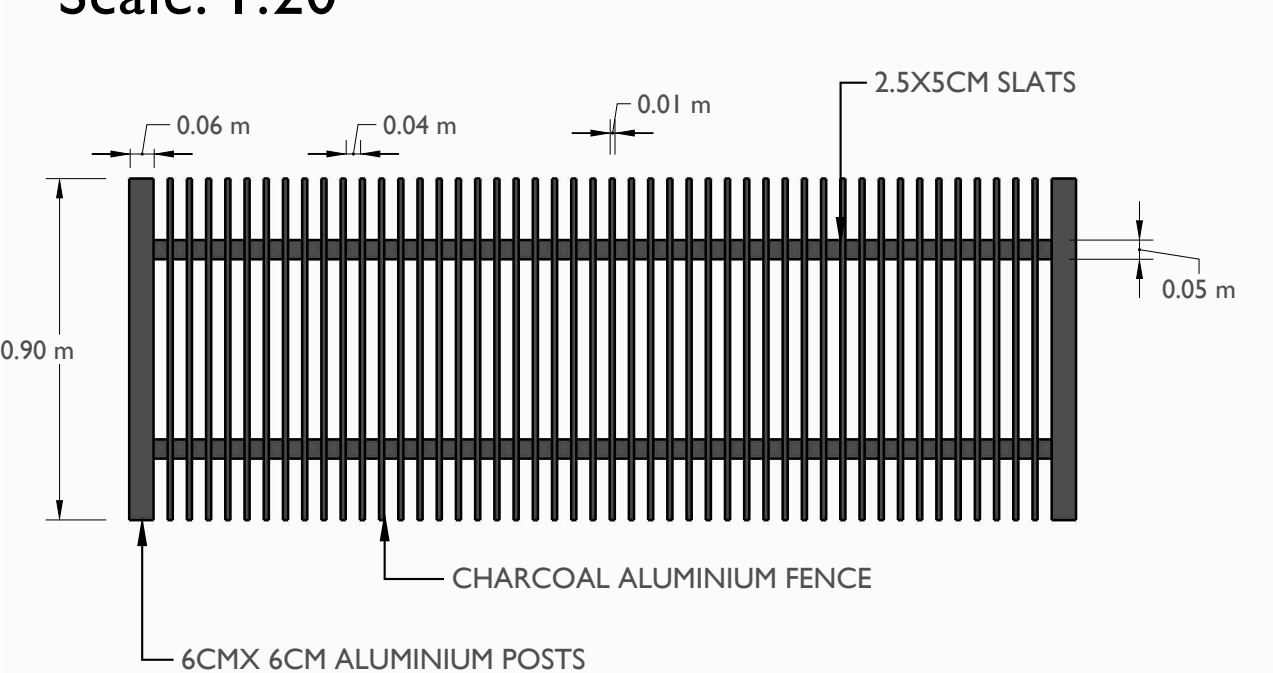
1M AND 1.8M PERIMETER FENCE DETAILS
Scale: 1:20



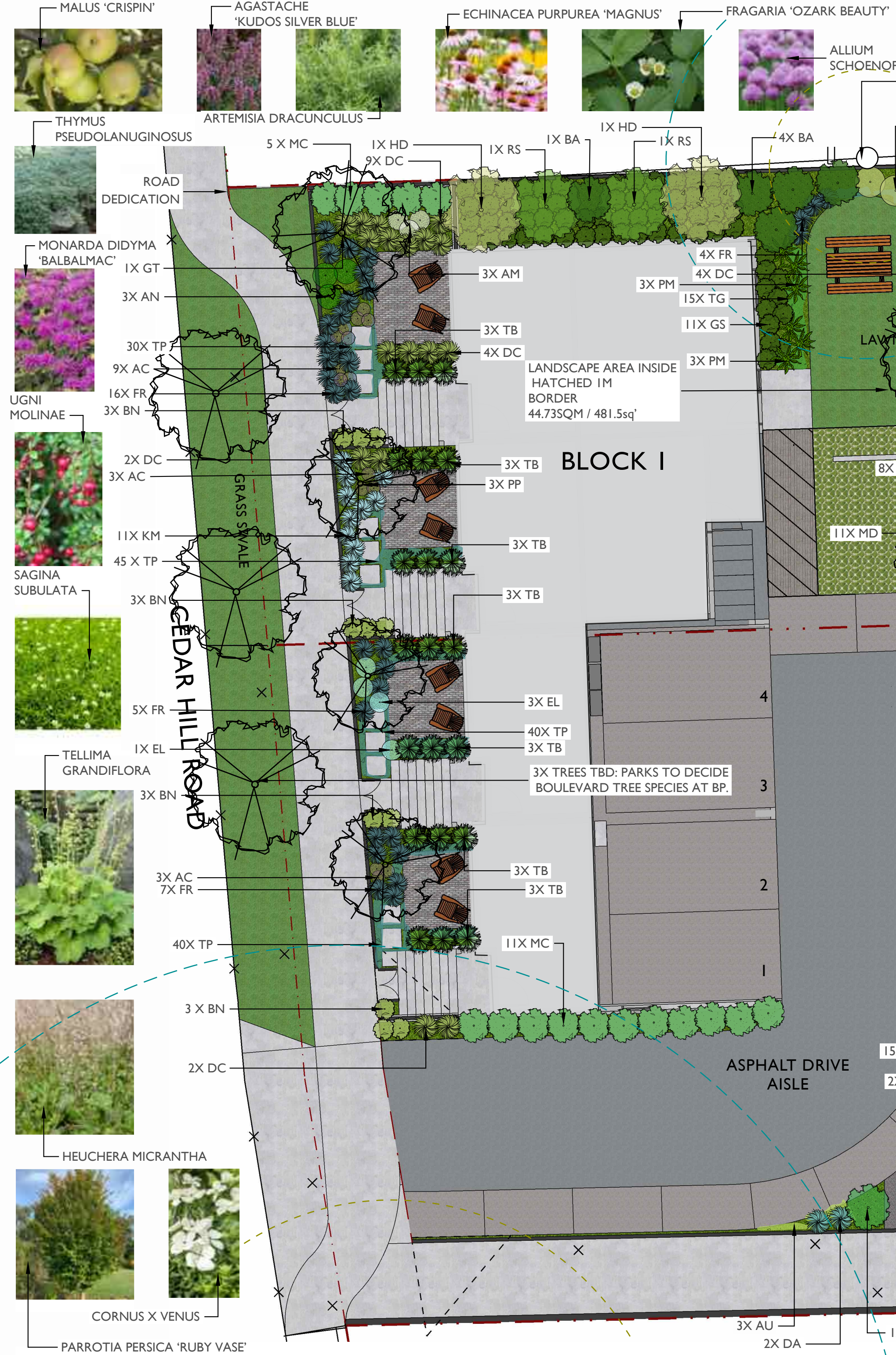
1M AND 1.8M GATE DETAILS
Scale: 1:20



0.9M AND 1.5M FENCE DETAILS
Scale: 1:20

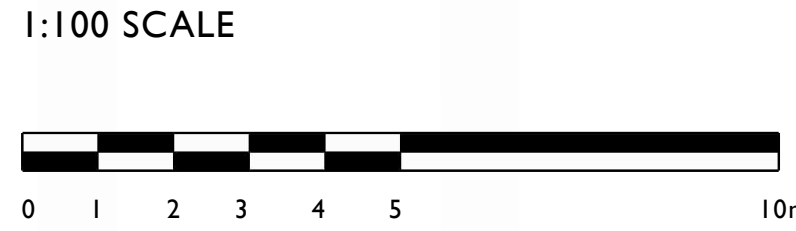
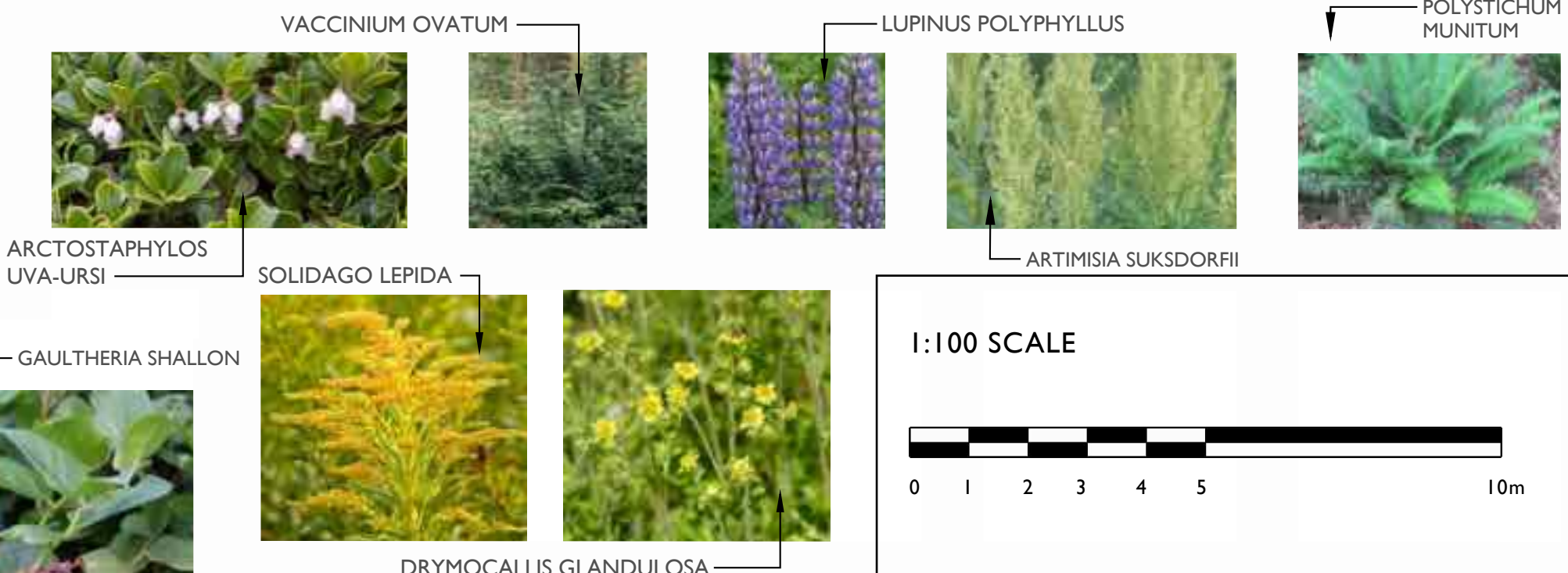


PLANTING PLAN— PROPOSED REDEVELOPMENT - 2845 and 2839 CEDAR HILL ROAD,VICTORIA BC



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.	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
SHRUBS					
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
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 'BALBAMAC'	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





PROJECT TITLE :
PROPOSED LANDSCAPE PLAN for
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PAGE TITLE :
PLANTING PLAN, PAGE FOUR OF FIVE

DATE :
APRIL 30, 2024
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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

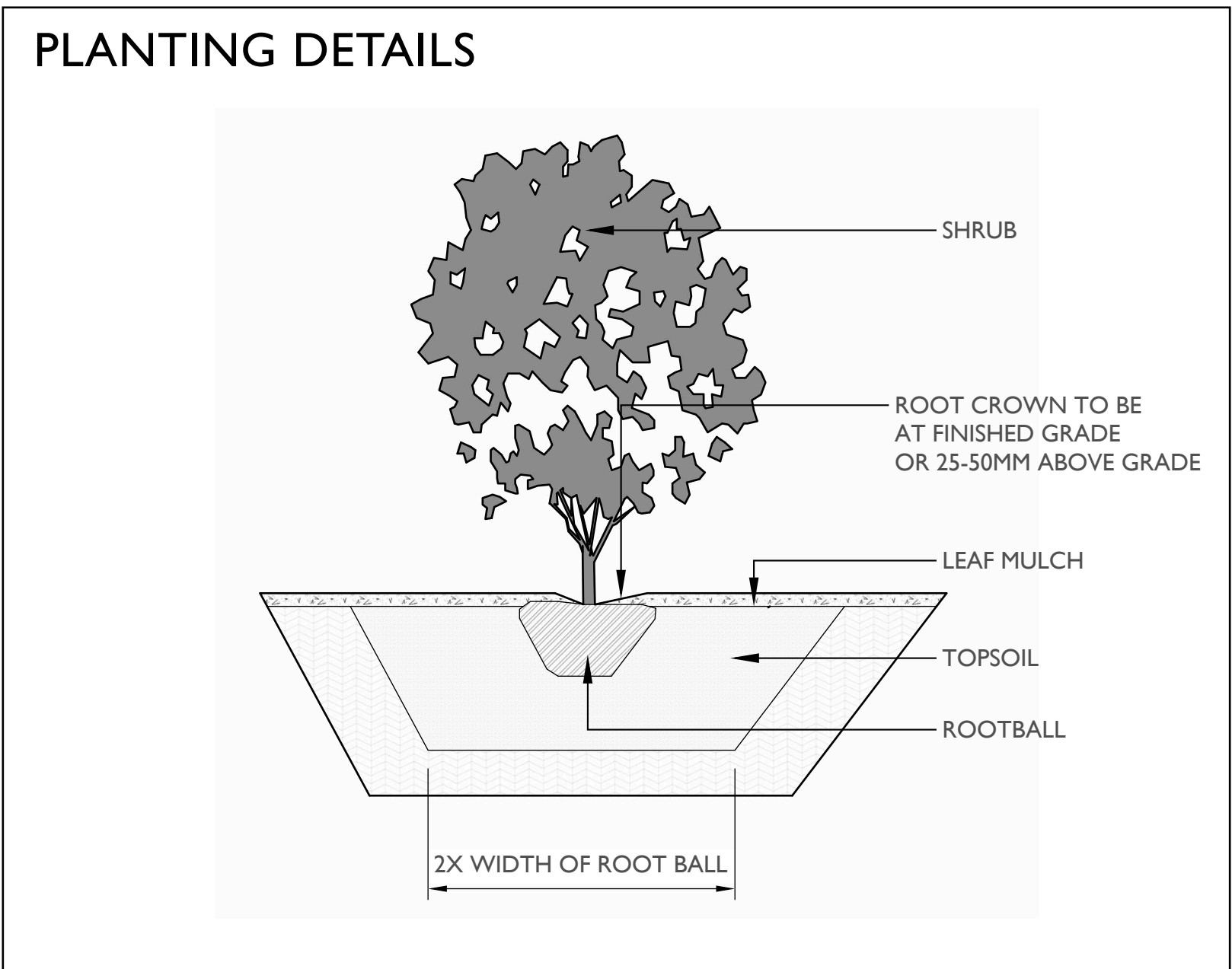
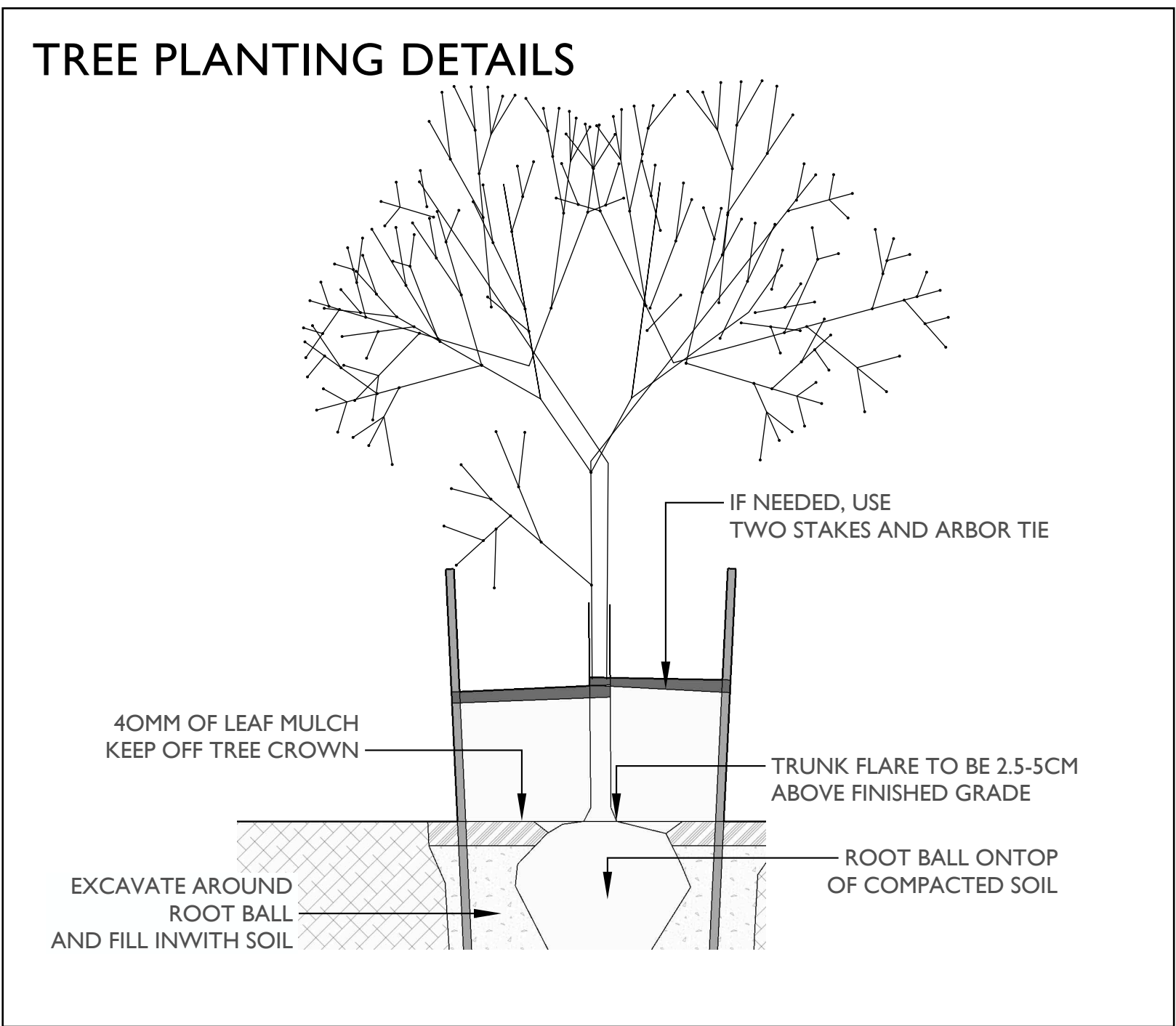
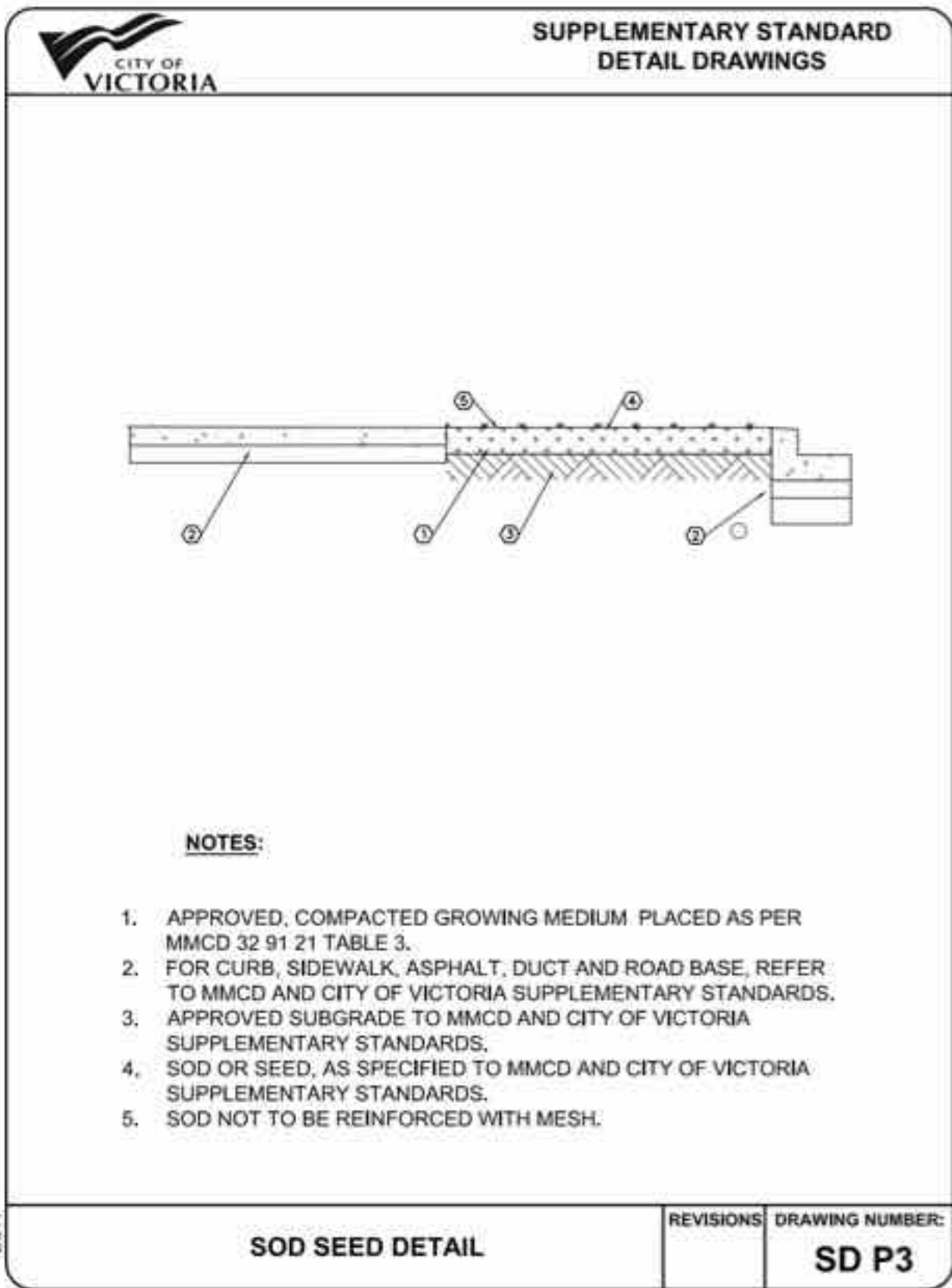
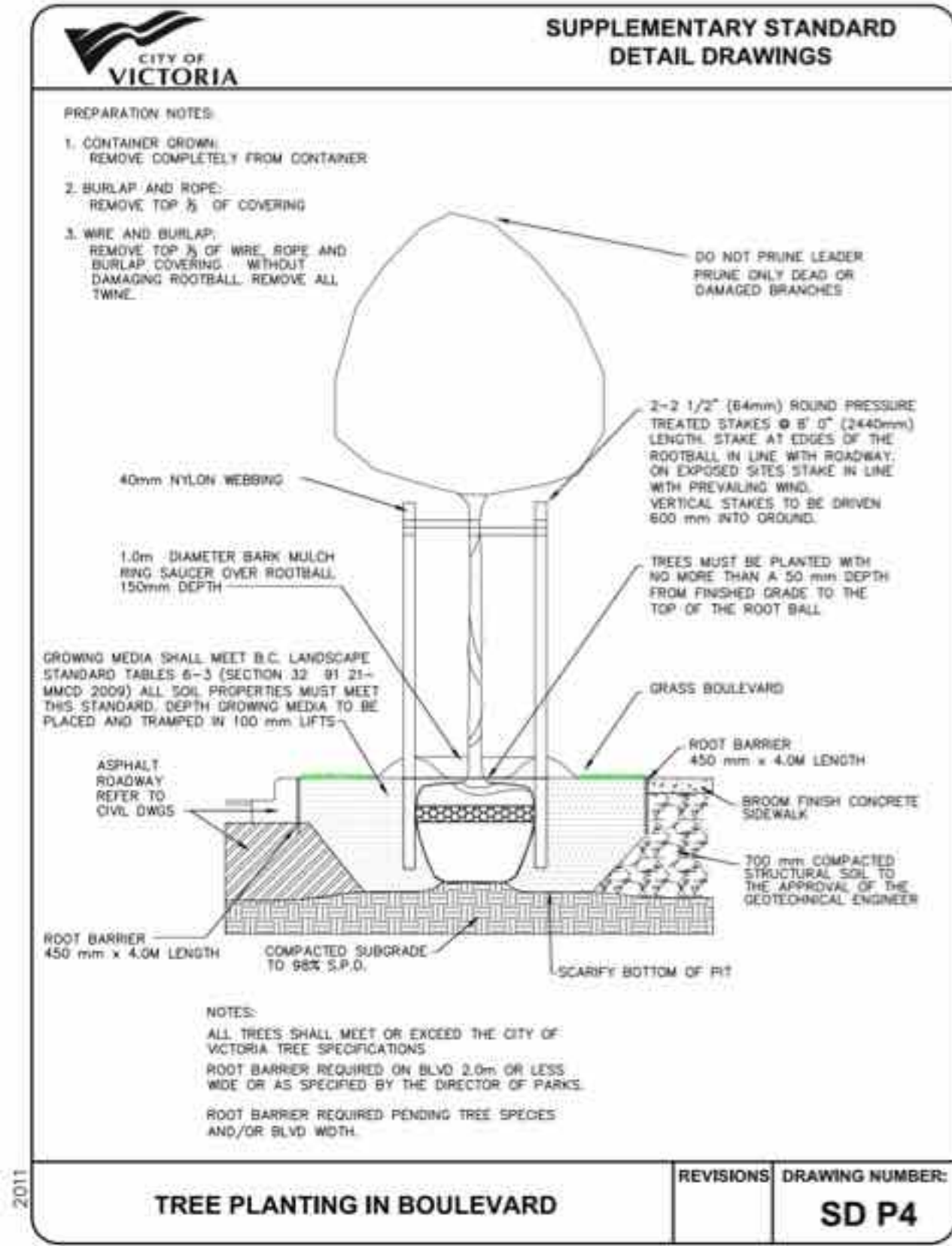
MATERIALS

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.



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 IIABC 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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