



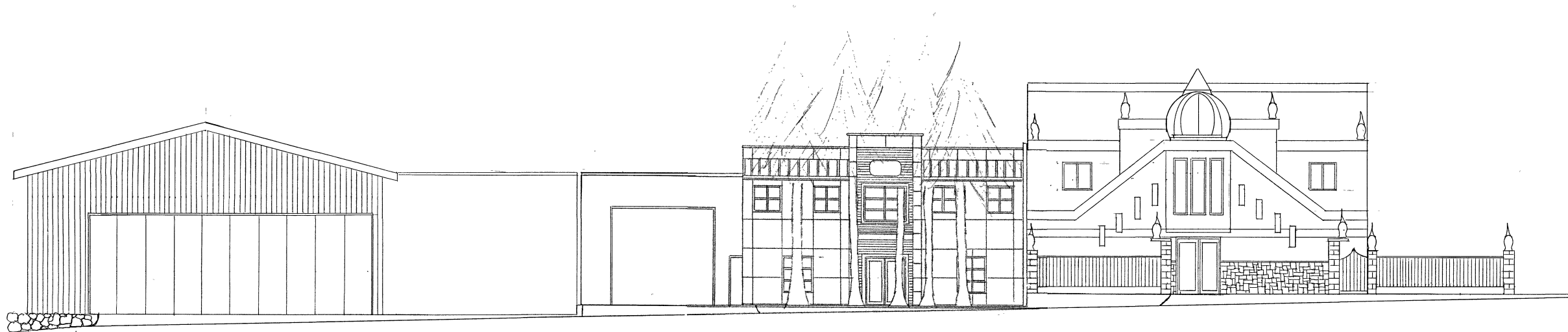


Revisions
Received Date:
April 27, 2022

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1217619 B.C. LTD.		 T-SQUARE DESIGNS RESIDENTIAL DESIGN & CONSULTING	T-SQUARE Design & Consulting design@tsquare.ca 2850 Lakehurst Drive, Victoria, BC 250-361-5411	
458-460 CECILIA ROAD			DATE: _____	DESIGNED BY: <u>D.L.</u>
			SCALE: <u>AS SHOWN</u>	DRAWN BY: <u>D.L.</u>
			DRAWING No: <u>391-1</u>	



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45B-460 CECILIA ROAD



**T-SQUARE
DESIGNS**
RESIDENTIAL DESIGN & CONSULTING

T-SQUARE Design & Consulting design@tsquare.ca
2850 Lakehurst Drive, Victoria, BC 250-361-5411

DATE: DESIGNED BY: DL

SCALE: AS SHOWN. DRAWN BY: DL

DRAWING No: 391-1

Civic: 458 Cecelia Road
Legal Lot 9, Section 4,
Victoria District, Plan 2214

Parcel Identifier: 006-423-809
in the City of Victoria

LEGEND

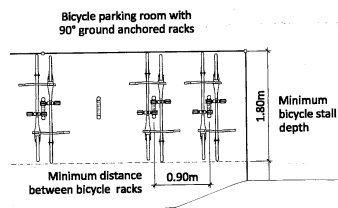
Elevations are to geodetic datum.

- CB □ - denotes - catch basin
UP ○ - denotes - utility pole
UPT ○ - denotes - utility pole with transformer
WM ⊗ - denotes - water meter
+ - denotes - existing elevation

Tree diameters are in centimetres.

Lot Area = 1350 m²

Long-term Bicycle Parking Configurations



SITE DEVELOPMENT

CIVIC ADDRESS	458-460 CECELIA ROAD
ZONING	M-2
TOTAL SITE AREA	1323.19 sq.m.
ALLOWABLE FLOOR SPACE RATIO	3.0 to 1
EXISTING FLOOR SPACE RATIO	284.69 sq.m.
Not including existing house	2151 to 1
PROPOSED FLOOR AREA RATIO	4010 to 1
	530.70 sq.m.

PARKING REQUIRED

BUILDING A	284.69/140	3 SPACES
BUILDING B new building	246.01/140	2 SPACES
REQUIRED		5 SPACES
PROVIDED		7 SPACES
BICYCLE SPACES REQUIRED	SHORT TERM	6 SPACES
PROVIDED		6 SPACES
BICYCLE SPACES REQUIRED	LONG TERM	1 SPACE
PROVIDED		2 SPACES

ELEVATIONS

AVERAGE WEIGHTED GRADE	17.09 m
MAIN FLOOR	17.15 m

HEIGHT

ALLOWABLE HEIGHT	15.00 m
PROPOSED HEIGHT-new building	7.37 m

AVERAGE GRADE CALCULATION:

A+B	$\frac{17.46 + 17.47}{2}$	=	$\frac{17.46 \times 18.49}{2}$	=	322.83
B+C	$\frac{17.47 + 17.05}{2}$	=	$\frac{17.26 \times 12.19}{2}$	=	210.39
C+D	$\frac{17.05 + 16.94}{2}$	=	$\frac{16.99 \times 5.89}{2}$	=	100.07
D+E	$\frac{16.94 + 16.94}{2}$	=	$\frac{16.94 \times 1.93}{2}$	=	32.69
E+F	$\frac{16.94 + 16.90}{2}$	=	$\frac{16.92 \times 6.09}{2}$	=	103.04
F+G	$\frac{16.90 + 16.90}{2}$	=	$\frac{16.90 \times 0.40}{2}$	=	6.76
G+H	$\frac{16.90 + 16.90}{2}$	=	$\frac{16.90 \times 0.40}{2}$	=	6.76
H+J	$\frac{16.90 + 16.90}{2}$	=	$\frac{16.90 \times 0.40}{2}$	=	6.76
J+K	$\frac{16.90 + 17.00}{2}$	=	$\frac{16.95 \times 5.89}{2}$	=	99.83
K+L	$\frac{17.00 + 17.00}{2}$	=	$\frac{17.00 \times 0.40}{2}$	=	6.80
L+M	$\frac{17.00 + 17.00}{2}$	=	$\frac{17.00 \times 0.20}{2}$	=	3.40
M+A	$\frac{17.00 + 17.46}{2}$	=	$\frac{17.23 \times 10.66}{2}$	=	183.67
		=	63.34 m	=	1083.00
GRADE	$\frac{1083.00}{63.34}$	=	17.09 m		



Sustainable Planning and Community Development
1 Centennial Square
Victoria, BC V8W 1P8
T250.361.0263 E DevelopmentServices@victoria.ca

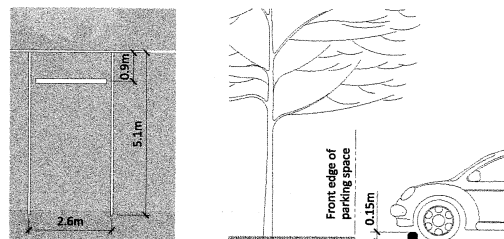
Development Permit
Information

Project Information Table

A copy of the project information table (see sample below) must be included on the site plan.
Please refer to the Zoning Regulation Bylaw for terms within the Project Information Table.
This Bylaw is available online at Zoning | Victoria.
If your proposal involves more than one zone, then provide a Project Information Table for each zone.

PROJECT INFORMATION TABLE	
Zone (existing)	M-2
Site area (m ²)	1323.19
Total floor area (m ²)	530.70
Commercial floor area (m ²)	530.73
Floor space ratio	4010 TO 1
Site coverage %	37.43
Open site space %	3.9
Height of building (m)	7.37
Number of storeys	New-2
Parking stalls (number) on site	7
Bicycle parking number (storage and rack)	8
Building setbacks (m)	
Front yard	4.15
Rear yard	9.28
Side yard (indicate which side)	EXISTING E-0 W-0
Side yard (indicate which side)	NEW E-10 W-6.85
Combined side yards	EXISTING-0 NEW-6.95
Residential Use Details	
Total number of units	
Unit type, e.g., 1 bedroom	
Ground-orientated units	
Minimum unit floor area (m ²)	
Total residential floor area (m ²)	

Figure 3: Required Wheel Stop Placement



Scale 1 : 125 (Plotted on D size sheet)



All distances are shown in metres.

Setbacks are derived from field survey.

Parcel dimensions shown hereon are
derived from Land Title Office records.

This document shows the relative location
of the surveyed features and shall not be
used to define property boundaries.

BC LAND SURVEYORS SITE PLAN OF:

Civic: 458 Cecelia Road

Legal Lot 9, Section 4,
Victoria District, Plan 2214

Parcel Identifier: 006—423—809
in the City of Victoria

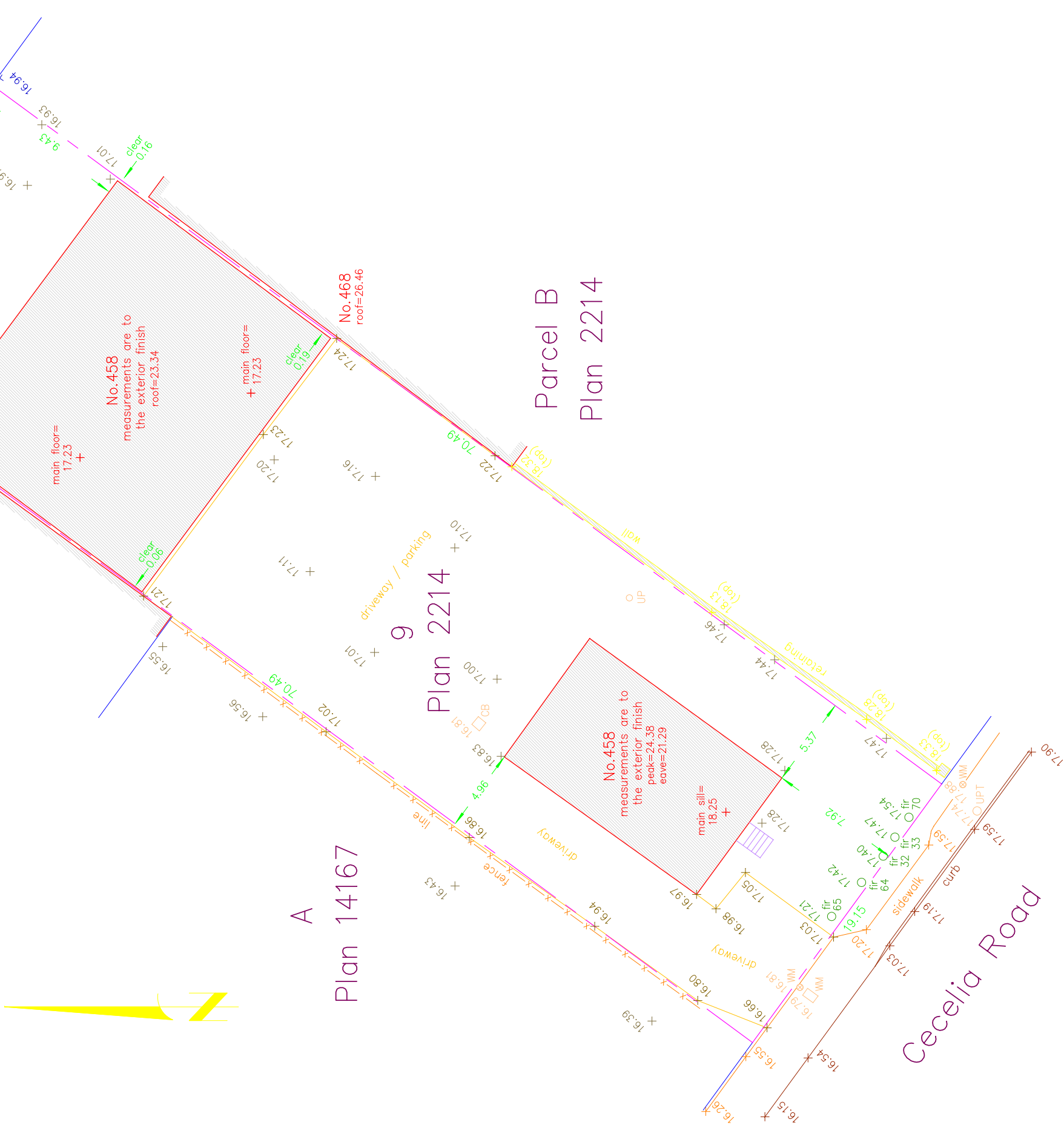
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Tree diameters are in centimetres.

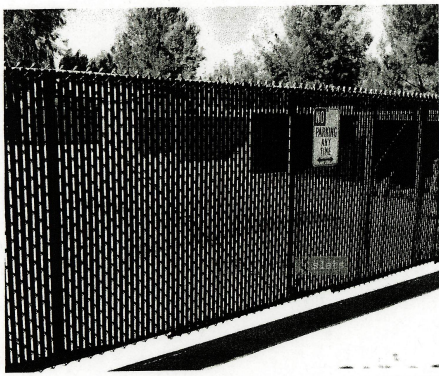
Lot Area = 1350 m2



December 12, 2019

File : 13,116—33
POWELL & ASSOCIATES
B C Land Surveyors
250—2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382—8855

Setbacks are derived from field survey.
Parcel dimensions shown hereon are
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GATE DETAIL

Minimum of 30% of the required common landscaped areas include a diverse combination of plants and vegetation that are native to southern Vancouver Island, food-bearing (capable of being harvested for food and medicine) or that provide pollinator habitats in accordance with the design guidelines.

PLANT LIST

15	BS	BLECHNUM SPICANT
24	CM	CAREX MORROWII 'EVERGOLD'
3	HB	HOSTA 'BEDAZZLED'
22	ON	OPHIPOGON PLANISCAPUS 'NIGRESCENS'
1	RA	RHODODENDRON 'ANAH KRUSCHKE'
72	SS	SAGINA SUBULATA 'AUREA'
54	TS	THYMUS SERPYLLUM 'ELFIN'

DEER FERN	#1
JAPANESE SEDGE	#1
BEDAZZLED HOSTA	#1
BLACK MONDO GRASS	#1
ANAH KRUSCHKE RHODODENDRON	#15
SCOTCH MOSS	10 CM
ELFIN THYME	10 CM

NOTES

DRAWING NOT TO BE SCALED - OWNER MUST VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF WORK

ALL BUILDING LAYOUT, SETBACK DIMENSIONS, ALL SURVEY INFORMATION (INCLUDING BASE GEODETIC ELEVATIONS) SUPPLIED BY POWELL & ASSOCIATES

PLANTING MATERIAL, INSTALLATION, AND MAINTENANCE TO CONFORM TO BCSLA/BCNA STANDARD

ALL GROWING MEDIUM IN SHRUB BEDS TO BE MIN. 450MM IN DEPTH, LAWN AREAS TO BE MIN. 150MM IN DEPTH

ALL GROWING MEDIUM TO COMPLY TO BCSLA/BCNA STANDARD DESIGNATION "1P - LEVEL 1 WELL GROOMED AREAS"

LEGEND

	PAVERSTONE SURFACE
	ASPHALT SURFACE
	LOOSE PLACED BOULDER APPROXIMATELY 1Mx0.7Mx0.7M
	EXISTING FIR TREES TO REMAIN
	GROUND COVER PLANTING AREA

NOTE:

ALL EXISTING FENCING IS TO BE RETAINED

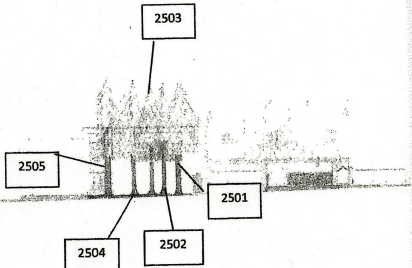
458 Cecelia Rd, Victoria, BC

458 Cecelia Rd, Victoria, BC

Tag or ID #	Location (On, Off, Shared, City)	Bylaw protected? (Yes/No)	Name	Common	Botanical	duh (cm)	Critical root zone radius (m)	Drip line diameter (m)	Condition	Health	Structure	Relative tolerance	General field observations/remarks
2505	On	Y	Douglas fir	Pseudotsuga menziesii		64	10	10	Fair	Fair	Poor		Historical pruning wounds with associated decay, asymmetrical crown due to hydro clearance pruning
2504	on	Y	Douglas fir	Pseudotsuga menziesii		63	10	10	Fair	Fair	Poor		Historical pruning wounds with associated decay, asymmetrical crown due to hydro clearance pruning
2503	On	Y	Douglas fir	Pseudotsuga menziesii		31	5	5	Fair	Fair-Poor	Poor		Historical pruning wounds with associated decay, asymmetrical crown due to hydro clearance pruning
2502	On	Y	Douglas fir	Pseudotsuga menziesii		34	5	4	Fair	Fair-Poor	Poor		Historical pruning wounds with associated decay, asymmetrical crown due to hydro clearance pruning, mechanical damage on lower stem, damage to root flare on North side
2501	on	Y	Douglas fir	Pseudotsuga menziesii		69	10	8	Fair	Fair-Poor	Poor		Historical pruning wounds with associated decay, asymmetrical crown due to hydro clearance pruning

Talbot Mackenzie and Associates

Talbot Mackenzie and Associates



CRITICAL ROOT ZONE

BARK MULCH FOR WEED CONTROL

22.0M ± 72.55

17.59

17.03

16.54

16.15

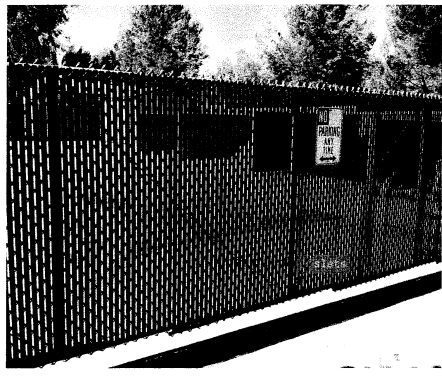
16.03

16.03

16.03



Koi Dragon Enterprises Ltd. 924 Mesher place Victoria BC V9A 6Z1 phone 250-383-0285 cell 250-704-8338	scale: 1:125 date: MAY 31 2020 drawn by: BL proposed landscape for: 458 CECELIA ROAD
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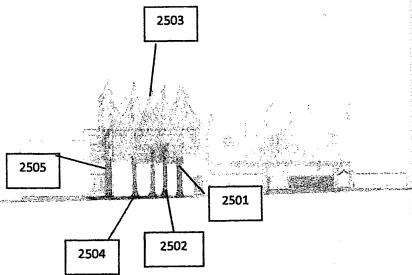
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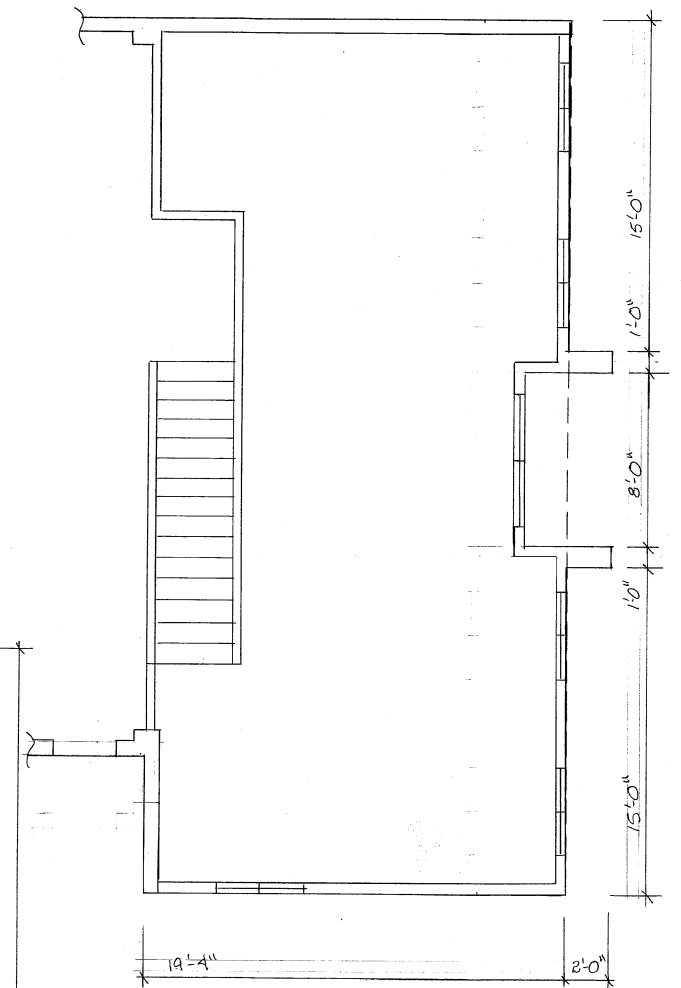
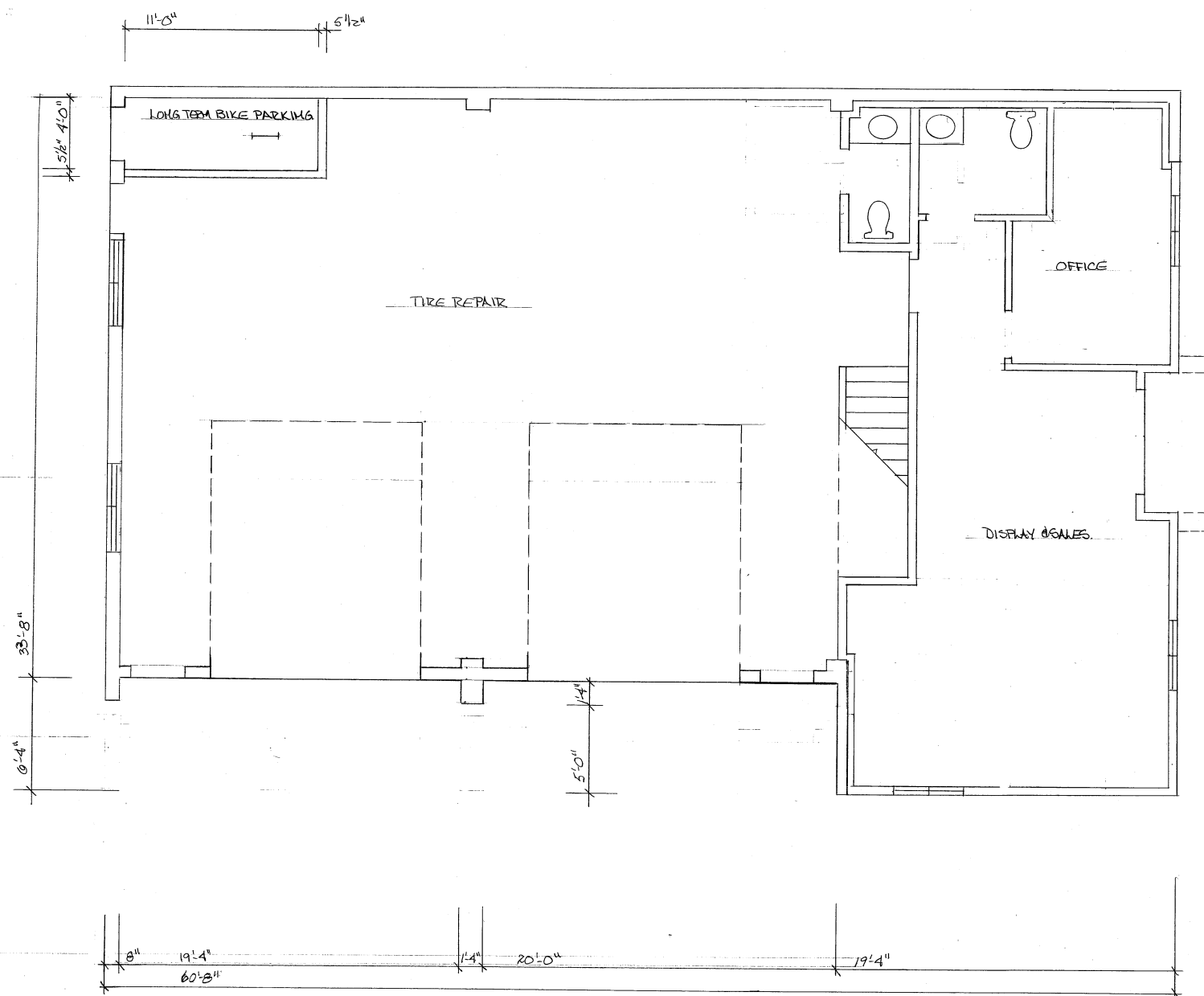
458 Cecelia Rd, Victoria, BC

Tag or ID #	Location (On, Off, Shared, City)	Bylaw protected ? (Yes/No)	Name		Critical root zone (radius (cm))		Drip line diameter (cm)	Condition		Relative tolerance	General field observations/remarks
			Common	Botanical	dbh (cm)			Health	Structure		
2506	On	Y	Douglas fir	<i>Pseudotsuga menziesii</i>	64	10	10	Fair	Fair	Poor	Historical pruning wounds with associated decay, asymmetrical crown due to hydro clearance pruning
2504	on	Y	Douglas fir	<i>Pseudotsuga menziesii</i>	83	10	10	Fair	Fair	Poor	Historical pruning wounds with associated decay, asymmetrical crown due to hydro clearance pruning previously topped, historical pruning wounds with associated decay, asymmetrical crown due to hydro clearance pruning
2503	On	Y	Douglas fir	<i>Pseudotsuga menziesii</i>	31	5	5	Fair	Fair-Poor	Poor	Historical pruning wounds with associated decay, asymmetrical crown due to hydro clearance pruning previously topped, historical pruning wounds with associated decay, asymmetrical crown due to hydro clearance pruning, mechanical damage on lower stem, damage to root flare on North side
2502	On	Y	Douglas fir	<i>Pseudotsuga menziesii</i>	34	5	4	Fair	Fair-Poor	Poor	Historical pruning wounds with associated decay, asymmetrical crown due to hydro clearance pruning
2501	on	Y	Douglas fir	<i>Pseudotsuga menziesii</i>	89	10	8	Fair	Fair-Poor	Poor	Historical pruning wounds with associated decay, asymmetrical crown due to hydro clearance pruning

Talbot MacKenzie and Associates

Talbot MacKenzie and Associates

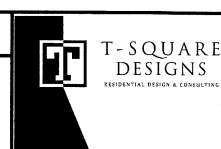




MEZZANINE PLAN
 1/4"=1'-0" 651.07 #
 FLOOR AREA 609.73 #

FLOOR PLAN
 1/4"=1'-0" 2104.88 #
 FLOOR AREA 2038.46 #

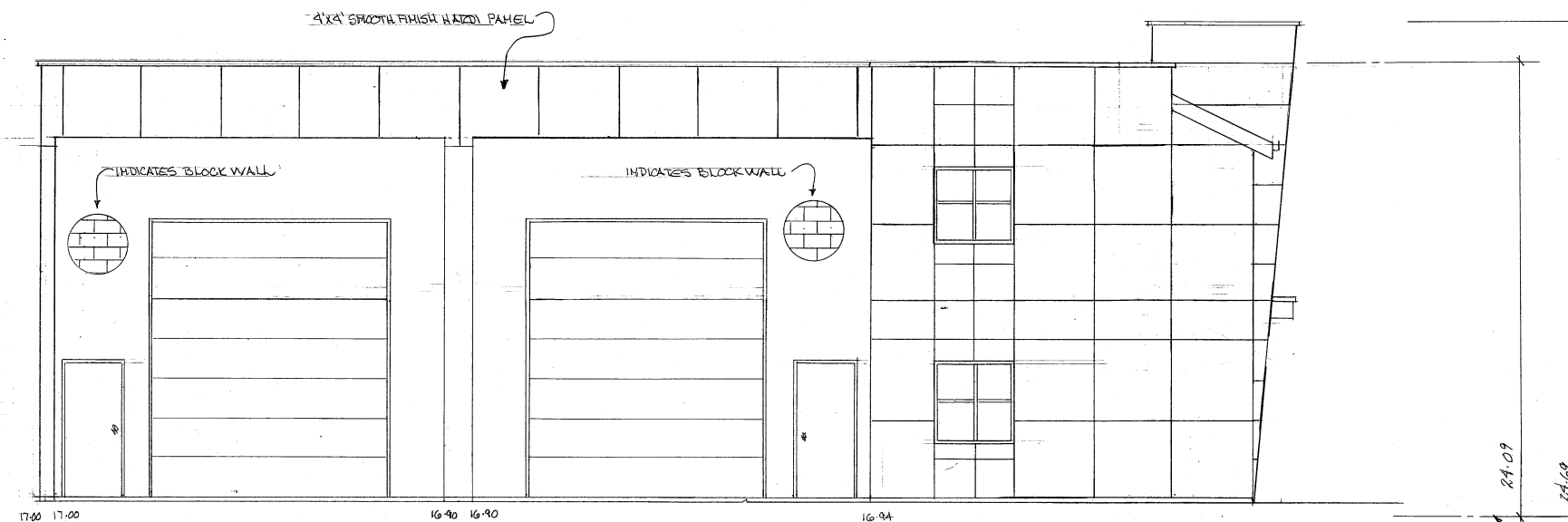
1217619 B.C. LTD.
 458-460 CECEVA ROWS



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DATE:	DESIGNED BY: DL	
SCALE: AS SHOWN	DRAWN BY: DL	
DRAWING No:	391-3	

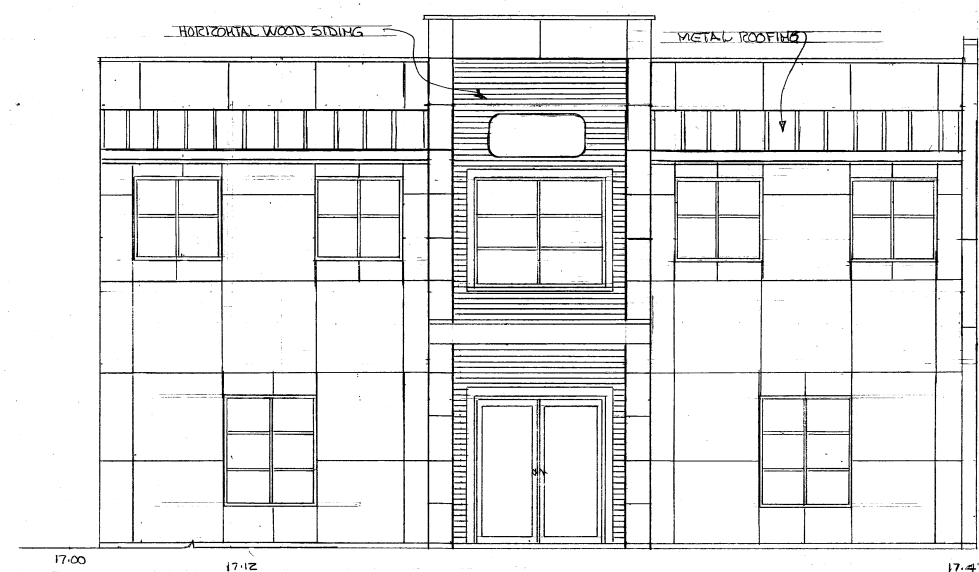
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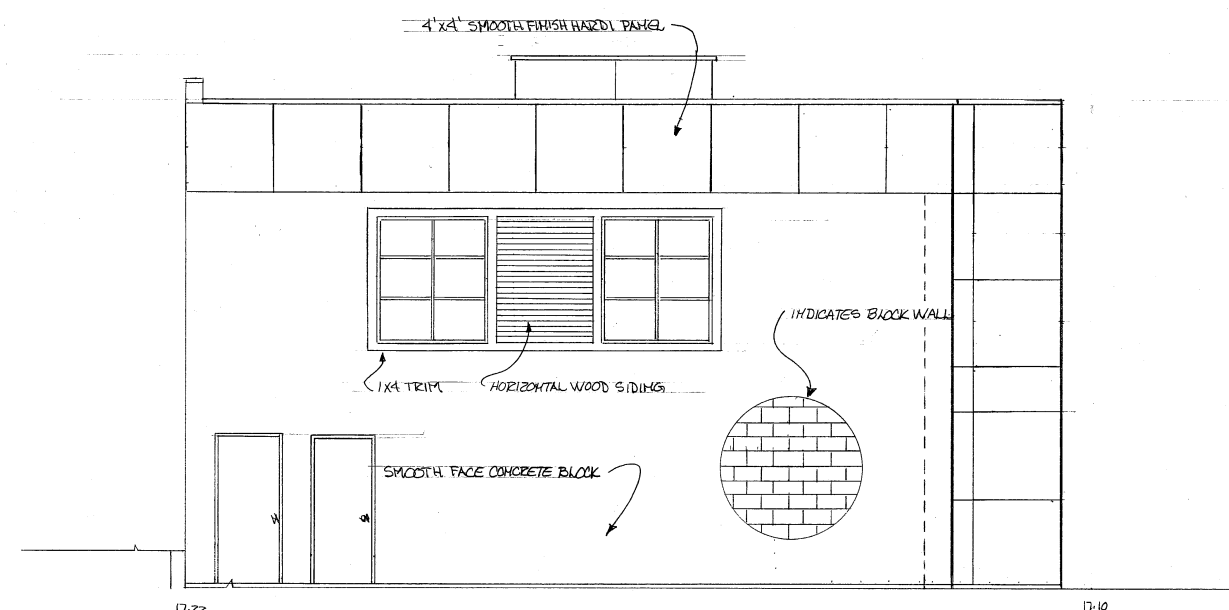


SIDE (WEST) ELEVATION
1/4"=1'-0"

WEIGTES AVERAGE GRADE 10'-9 1/4"



FRONT ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"

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158-460 CECELIA ROAD



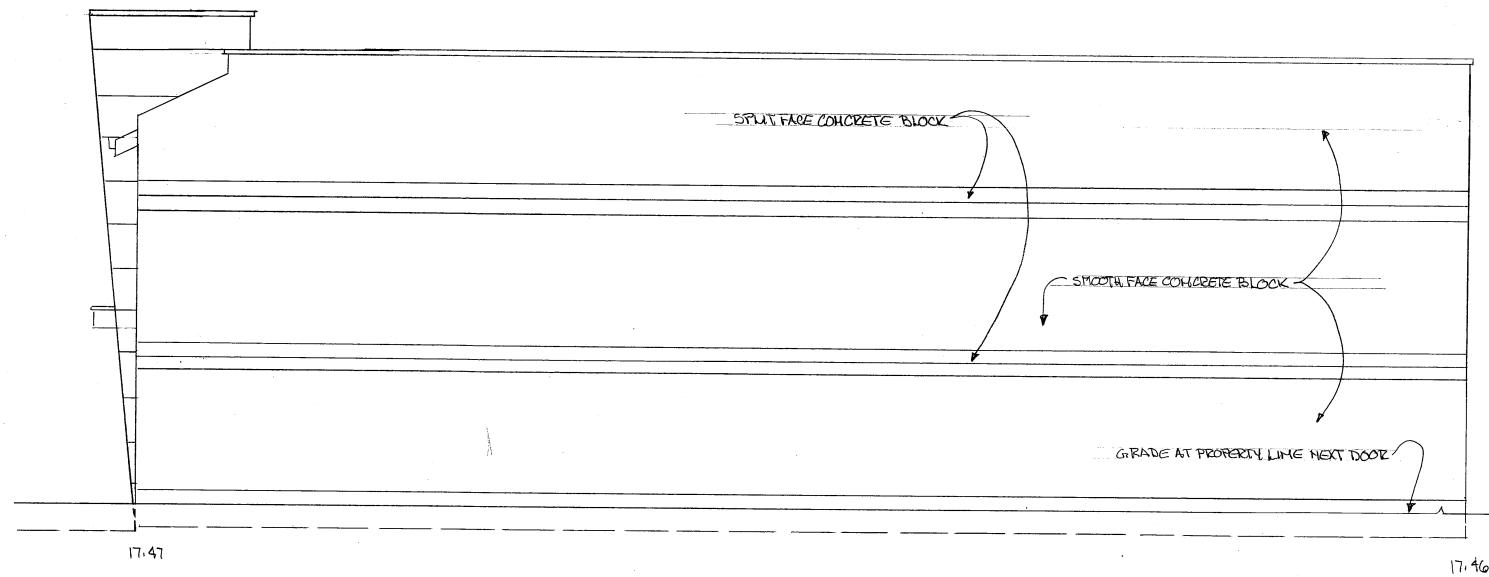
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2850 Lakehurst Drive, Victoria, BC 250-361-5411

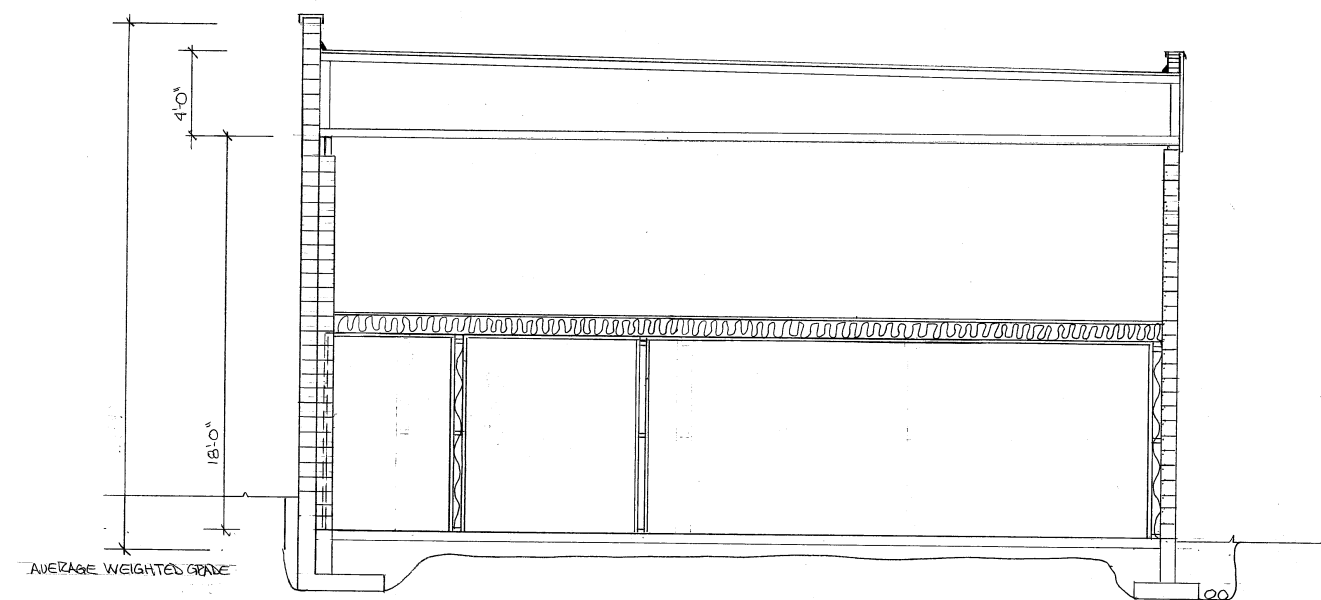
DATE: DESIGNED BY: D.L.

SCALE: AS SHOWN DRAWN BY: D.L.

DRAWING No: 3912



SIDE (EAST) ELEVATION
1/4" = 1'-0"



SECTION AA
1/4" = 1'-0"

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158-460 CECILIA ROAD.

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DRAWING No: 391-2