

Rezoning Application No. 00467
2822 and 2826 Cedar Hill Road

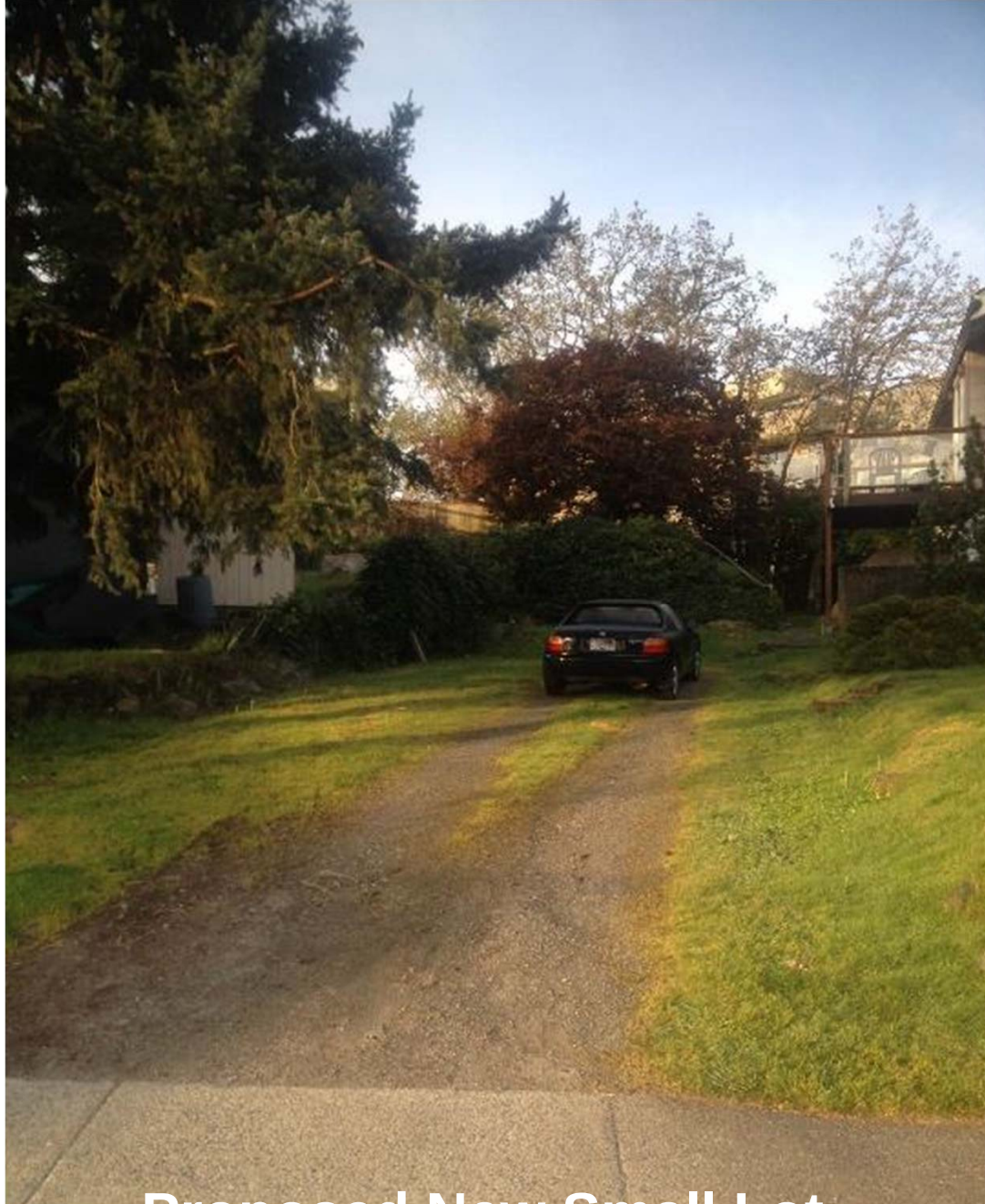




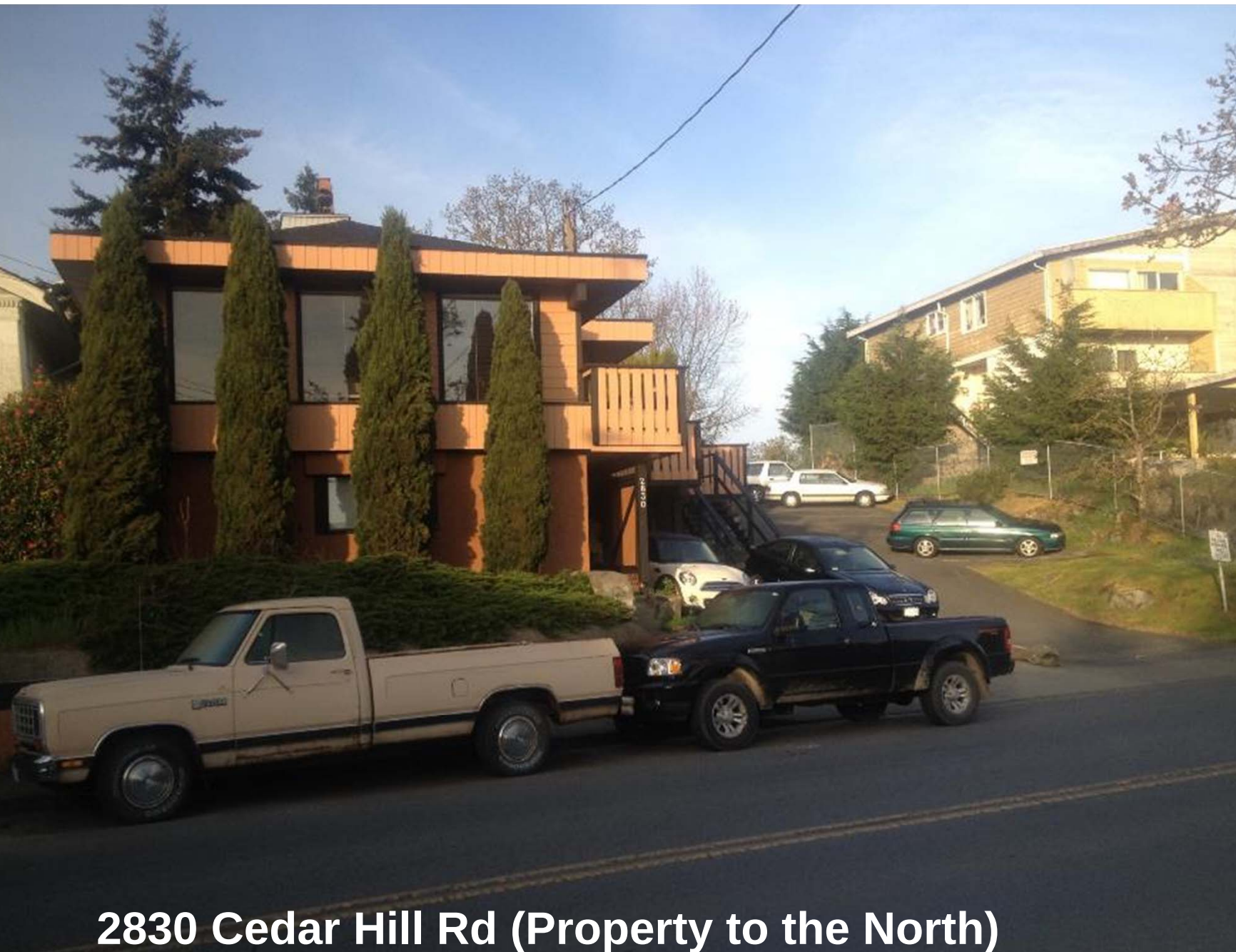
2822 Cedar Hill Rd



2326 Cedar Hill Rd



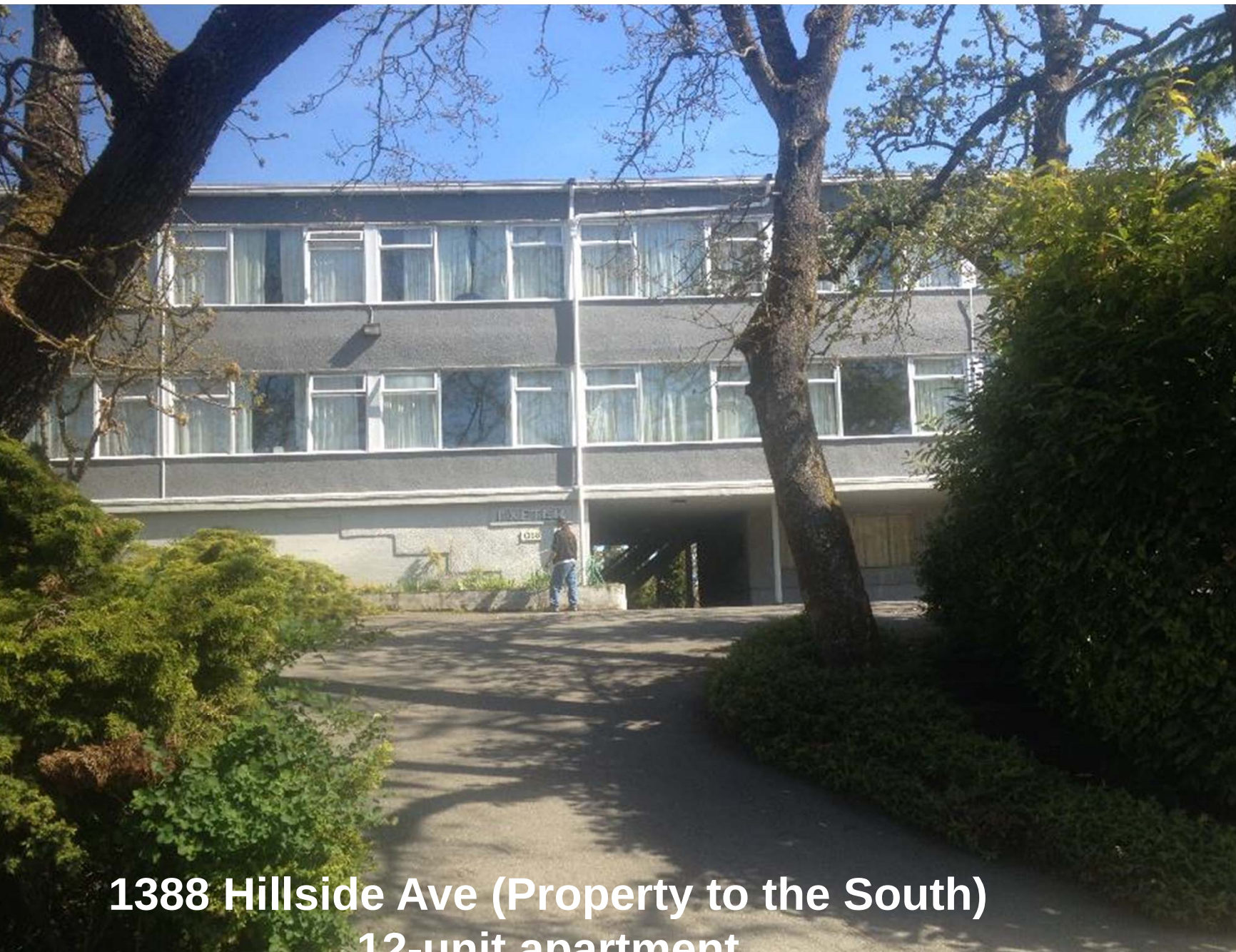
Proposed New Small Lot



2830 Cedar Hill Rd (Property to the North)



2810 Cedar Hill Rd
(Property to the South)



1388 Hillside Ave (Property to the South)
12-unit apartment



1388 Hillside Ave (Property to the South)
As seen from Cedar Hill Rd



**2835 Cedar Hill Rd (Property to the East)
Tri-plex**



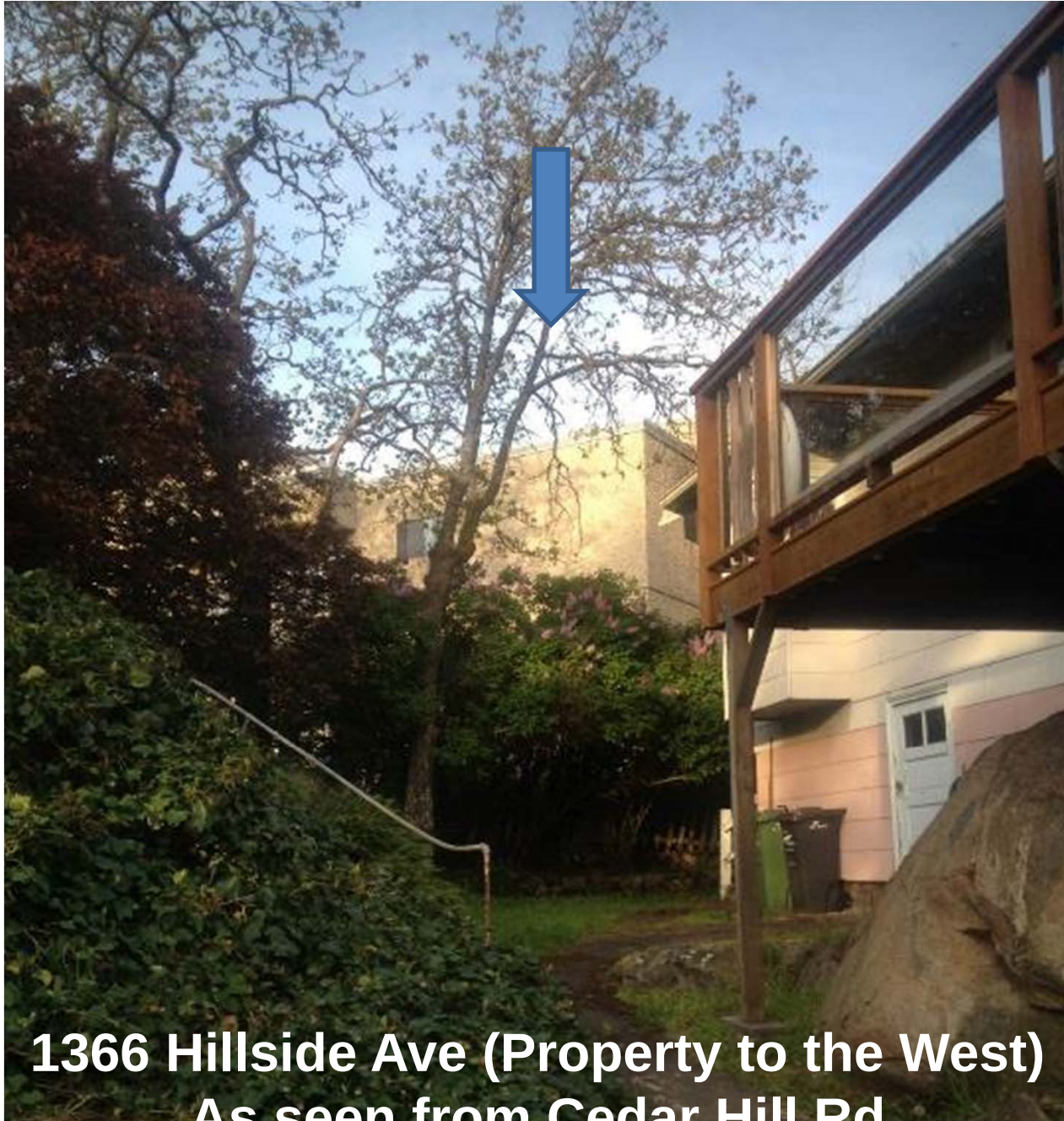
2822 Cedar Hill Rd (Property to the East)



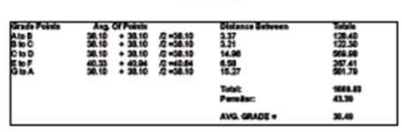
2827 Cedar Hill Rd (Property to the East)



1366 Hillside Ave (Property to the West)
50-unit condominium



1366 Hillside Ave (Property to the West)
As seen from Cedar Hill Rd



Grain Points	Avg. Of Points	Distance Between	Total
A to B	30.10 + 30.10	$\sqrt{2} \times 0.810$	1.37
B to C	30.10 + 30.10	$\sqrt{2} \times 0.810$	1.21
C to D	30.10 + 30.10	$\sqrt{2} \times 0.810$	1.21
D to E	40.33 + 40.34	$\sqrt{2} \times 0.34$	0.58
E to A	30.10 + 30.10	$\sqrt{2} \times 0.810$	15.27
		Total:	1983.83
		Peracre:	43.30
		AVG. GRADE =	30.40



 JAVA DESIGNS WHERE LINES ON PAPER BECOME WALLS ON SITE PH 250.590.2468 FX 250.590.4577 www.javadesigns.ca	ISSUE DATE: MAR.09.2015	DRAWING NAME: LANDSCAPE PLAN AND GRADE PLAN	CUSTOMER: CAMERON BROWN
	DRAWN BY: KYLE LEGGETT	DRAWING SCALE: 1/4"=1'-0"	ADDRESS: LOT B, CEDAR HILL ROAD

**Development Permit Application
with Variances for
2822 and 2826 Cedar Hill Road**



ALL WINDOWS MUST COMPLY WITH BSC AND SAFE REQUIREMENTS
MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION



EXPOSING BUILDING FACE: 75.6m²
 LIMITING DISTANCE: 3.95m
 AREA OF GLAZED OPENINGS: 5.8m²
 % GLAZED OPENINGS: 7.4%
 % PERMITTED GLAZING (as per Table 9.10.15.4): 22.9%

EXPOSING BUILDING FACE: 79.8m²
LIMITING DISTANCE: 1.5m
AREA OF GLAZED OPENINGS: 2.8m²
% GLAZED OPENINGS: 3.5%
% PERMITTED GLAZING (as per Table 9.10.15.4): 8%

CUSTOMER:
CAMERON BROWN

ADDRESS:
LOT 8, CEDAR HILL ROAD

DRAWING NAME:
ELEVATIONS

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

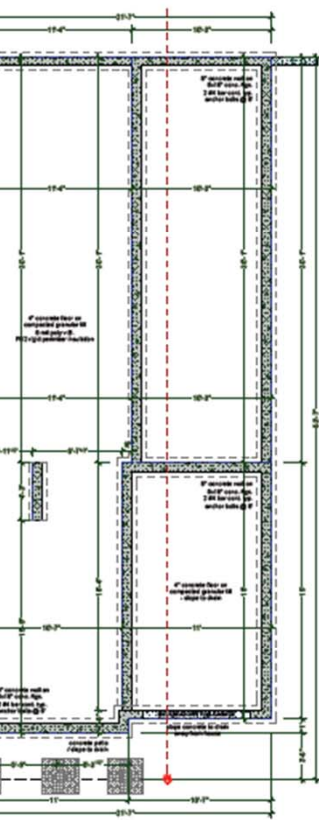
ISSUE DATE
MAR 09, 2015

DRAWN BY:
KYLE LEGGETT

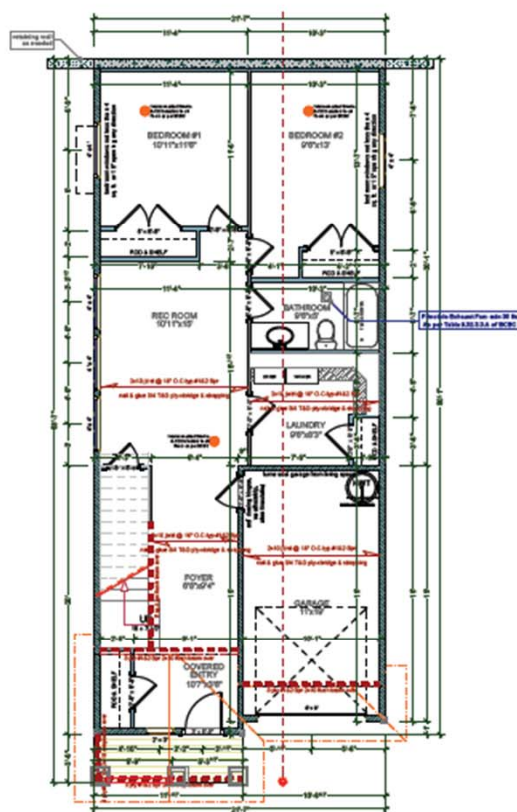
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WHERE LINES ON PAPER BECOME WALLS ON SITE
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SHEET
NUMBER

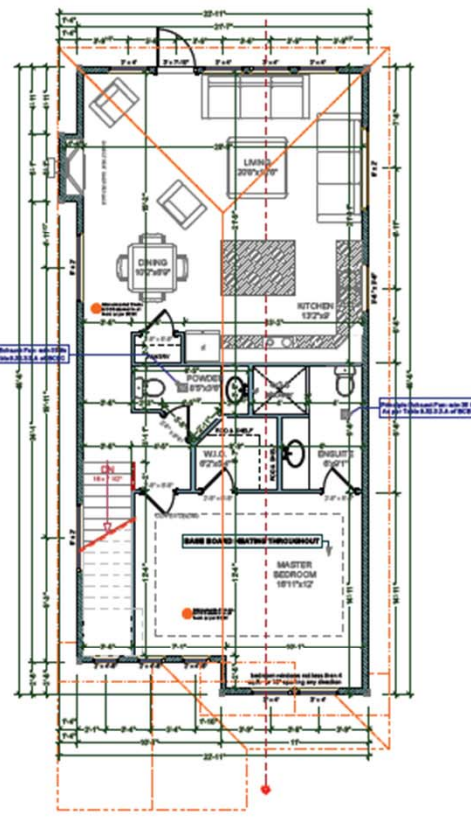
(A5)



FOUNDATION PLAN (ON SLAB)
SCALE: 1/4" = 1' - 0"



MAIN FLOOR PLAN (8'-0 3/4" WALLS)
SCALE: 1/4" = 1' - 0"
MAIN FLOOR AREA: 800 Sq Ft
GARAGE AREA: 182 Sq Ft



UPPER FLOOR PLAN (9'-0 3/4" WALLS)
SCALE: 1/4" = 1' - 0"
UPPER FLOOR AREA: 922 Sq Ft

CUSTOMER:
CAMERON BROWN
ADDRESS:
LOT B, CEDAR HILL ROAD

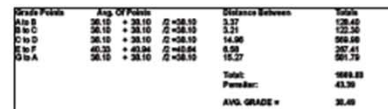
DRAWING NAME:
FOUNDATION, MAIN AND UPPER
FLOOR PLANS
DRAWING SCALE:
1/4" = 1' - 0"

ISSUE DATE:
MAR.09.2015
DRAWN BY:
KYLE LOGGETT

JAVA DESIGNS
WHERE LINES ON PAPER BECOME WALLS ON SITE
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NUMBER

A4



Grade Points	Avg Of Points	Distance Between	Total
A to B	36.10 + 38.10	$d = 36.10$	3.37
B to C	36.10 + 38.10	$d = 38.10$	3.21
C to D	36.10 + 38.10	$d = 36.10$	14.90
D to E	40.33 + 40.34	$d = 40.34$	6.59
E to F	36.10 + 38.10	$d = 36.10$	15.27
G to A			
		Total:	588.83
		Percent:	43.30
		Avg. Grade =	36.40

LEGEND:
Plant List



JAVA DESIGNS
WHERE LINES ON PAPER BECOME WALLS ON SITE
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SHEET
NUMBER

A2



CUSTOMER:
ADDRESS:
28 26 CEDAR HILL ROAD

ISSUE DATE: MAR 11, 2015	DRAWING NAME: ELEVATIONS
DRAWN BY: BOYLE LEGGETT	DRAWING SCALE: 1/8"=1'-0"

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WHERE LINES ON PAPER BECOME WALLS ON SITE
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SHEET
NUMBER

(A4)



- (8) 6' Japanese Maple Trees
- Decorative grass (red and green)
- 6"x6" pavers (driveways and patios)
- Bark mulch (black)
- Grass seed or Turf lawns (for new lawn areas)
- Numerous boxwood plants (along sides of driveways and patios)
- (10) 6' cedar hedge trees (light/sound barrier between proposed lot A and neighbors (north property)

JAVA DESIGNS
WHERE LINES ON PAPER BECOME WALLS ON SITE
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DRAWN BY:

SHEET
NUMBER

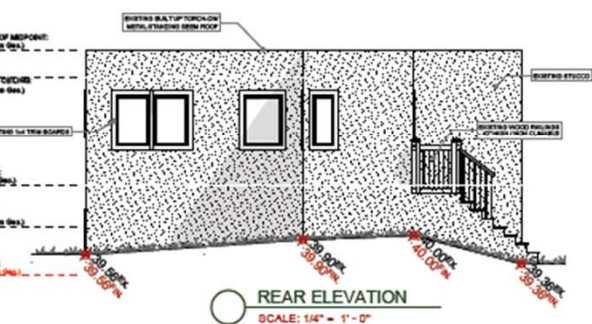
A2



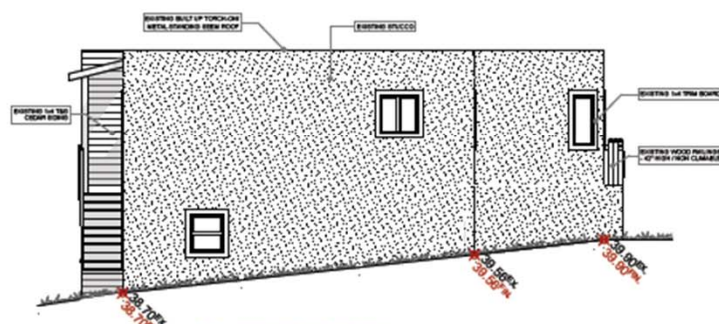
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



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



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

CUSTOMER:
ADDRESS:
2822 CEDAR HILL ROAD

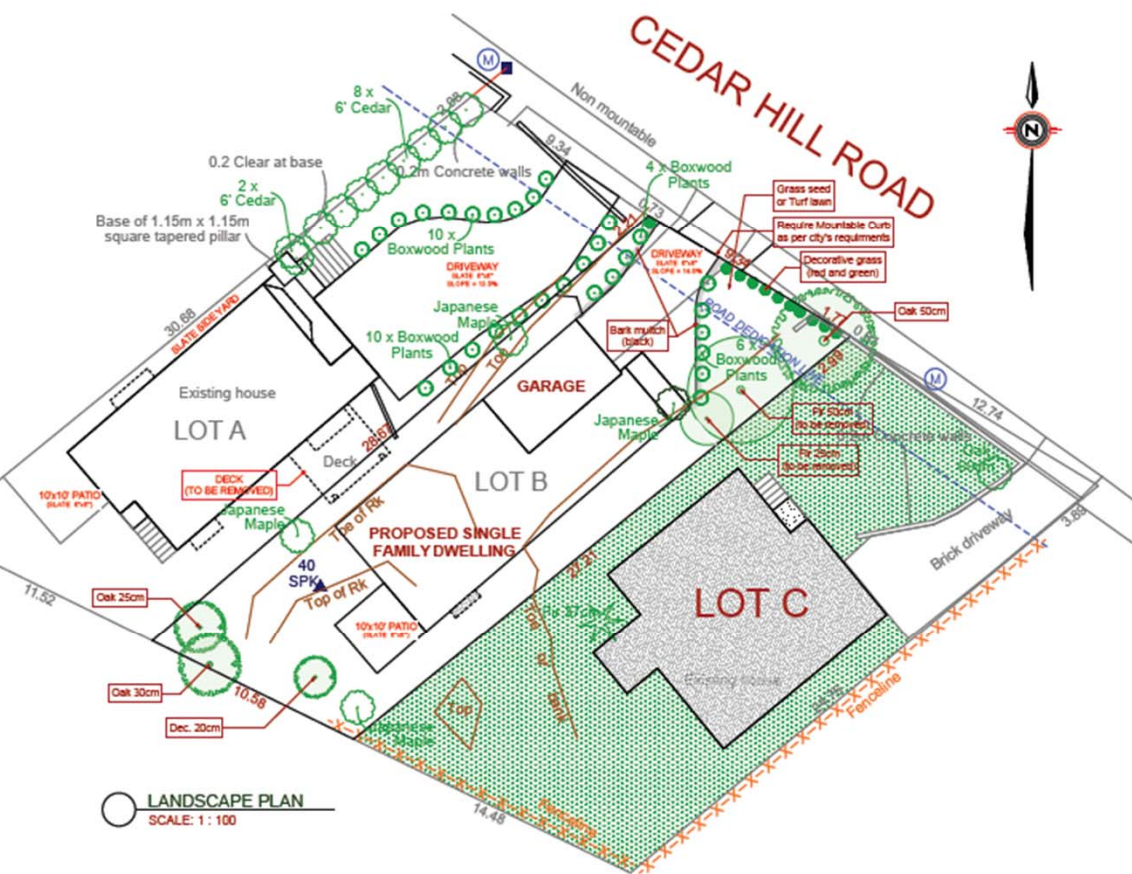
DRAWING NAME:
ELEVATIONS
DRAWING SCALE:
1/4"=1'-0"

ISSUE DATE:
MAR 08, 2015
DRAWN BY:
KYLE LEGGETT

JAVA DESIGNS
WHERE LINES ON PAPER BECOME WALLS ON SITE
PH: 250.590.2468 FX: 250.590.4577 www.javadesigns.ca

SHEET
NUMBER

(A4)



LEGEND: Plant List

- (B) 6' Japanese Maple Trees
- Decorative grass (red and green)
- 4"x8" pavers (driveways and patios)
- Bark mulch (black)
- Grass seed or Turf lawn (for new lawn areas)
- Numerous boxwood plants (along sides of driveways and patios)
- 100' 6' cedar hedge trees (light/sound barrier between proposed lot A and neighbors (north) property)

CUSTOMER:
ADDRESS:
2822 CEDAR HILL ROAD

DRAWING NAME:
LANDSCAPE PLAN
DRAWING SCALE:
1/4"=1'-0"

ISSUE DATE:
MAR.08.2015
DRAWN BY:
KYLE LEGGETT

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SHEET
NUMBER

A2



CUSTOMER:
CAMERON BROWN

ADDRESS:
LOT B, CEDAR HILL ROAD

DRAWING NAME:
STREET SCOPE

DRAWING SCALE:

ISSUE DATE:
MAY 05, 2015

DRAWN BY:
KYLE LEGGETT

JAVA DESIGNS
WHERE LINES ON PAPER BECOME WALLS ON SITE
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SHEET
NUMBER

A8

Petition Support Map



- SUPPORTS PROJECT
- REZONING APPLICANTS
- DIDN'T SIGN PETITION - ASSUMED NON-SUPPORTING



2826 & 2820 Cedar Hill Rd