

### PROJECT ADDRESS

3907 & 3909 Cedar Hill Rd  
 Saanich, BC  
 Part Lot 1 & Lot 2, Section 41  
 Victoria District, Plan 7227  
 PID 005-740-908 & 000-973-530  
 ZONE RS-6 Current  
 LOT AREA 1683m2 Combined

### Data Table

Owner	Designer
Outline Home Design 1205 Macpherson Dr Cobbie Hill BC 250 818 3961	Outline Home Design 1205 Macpherson Dr Cobbie Hill BC 250 818 3961
	Civil Engineer McIlhenny 500-3940 Quadra St. Victoria BC 250 370 1221
	Landscape Architect Lombard North Group 834 Commercial St. Victoria BC 250 384 3334
Civic Address	3907 & 3909 Cedar Hill Road Saanich BC
Legal Address	That Part of Lot 1, Section 41, Victoria District, Plan 7227, lying to the west of the production northwesterly of the westerly boundary of lot 2 of said plan PID 000-973-530 Lot Area = 908 m2 Lot 2, Section 41, Victoria District, Plan 7227 PID 005-740-908 Lot Area = 775 m2
Project Description	Attached Housing 12 Units, 4 Buildings
Site Area	18,114 m2 1683 m2
Site Coverage	7,697 m2 715.07 m2 42.5%
Total Floor Area*	18,191 m2 1693.00 m2
FAR	1.004/1.0
Density	One unit per 143.25 m2 of lot area
Parking, Required	24 stalls (2/unit)
Parking, Provided	15 stalls (1/unit with 3 visitor stalls)

### REVISION LIST

RD - Issued For Community Review  
 R1 - Issued for Development Permit - Sept. 21.20

### DRAWING LIST

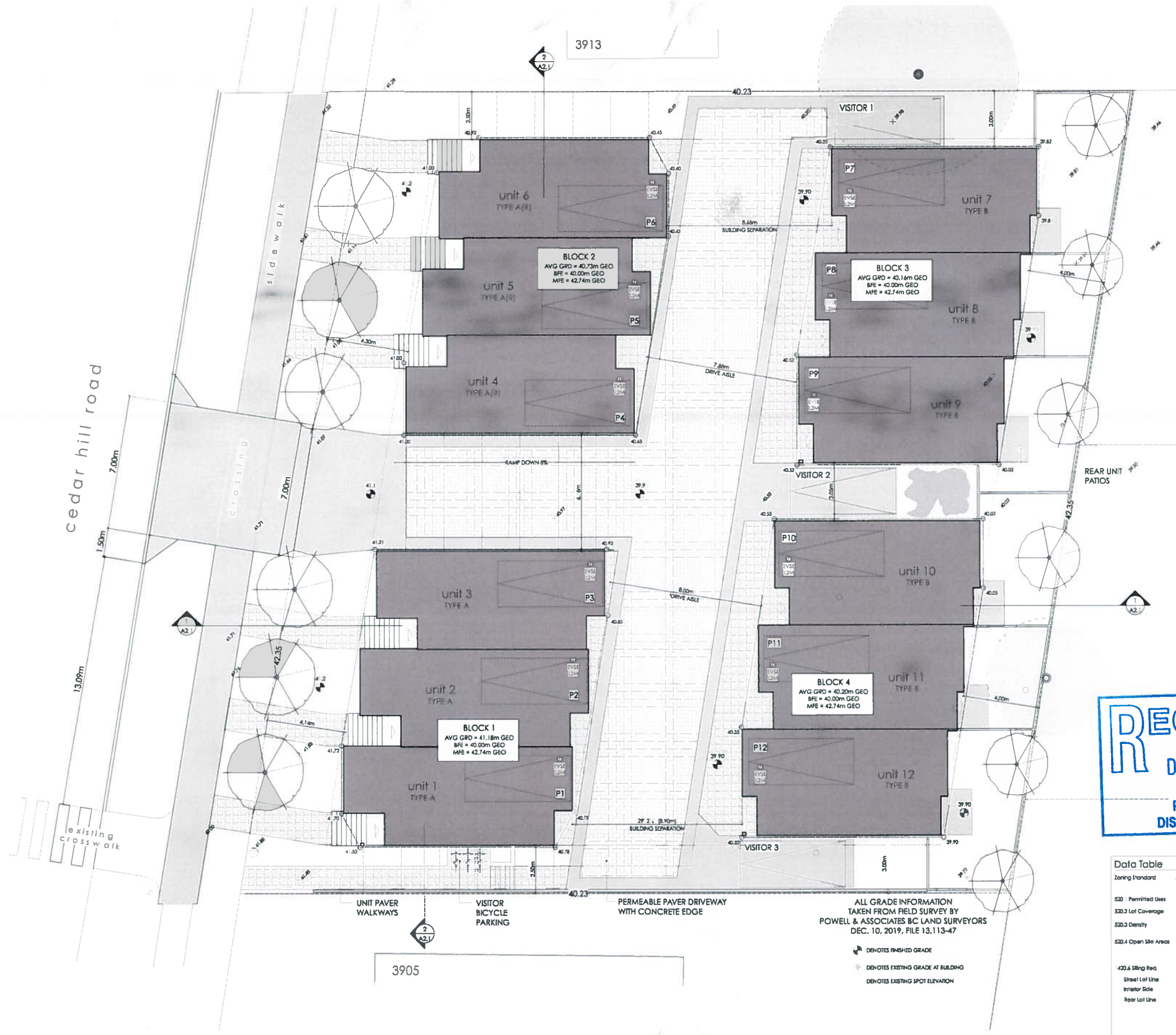
- A1.1 Site Layout & Data
- A1.2 Existing Site and Location Plan
- A2.1 Site Sections, Streetscape
- A2.2 Composite Elevations
- A3.1 Block 1 Plans and Elevations
- A3.2 Block 2 Plans and Elevations
- A3.3 Block 3 Plans and Elevations
- A3.4 Block 4 Plans and Elevations
- P1 Landscape Plan
- Site and Servicing Plan



3907 & 3909 Cedar Hill Rd  
 Proposed Townhouses

### Site Plan

DATE	1821.20	SCALE	as noted
PROJECT NO.	1928	DATE	Oct. 13, 2020
DRAWN BY	TDR	DATE	
CHECKED BY	DP	DATE	



Data Table	Zone Comparison
Zoning Standard	S20 R1 5
530 Permitted Uses	Bylaw: Attached Housing Proposed: Attached Housing
530.2 Lot Coverage	Maximum 45%   42.5%
530.3 Density	Maximum 1 unit / 30m2   1 unit / 40.25m2
530.4 Open Site Areas	Minimum 8%, but reduced 1% for every 1% lot coverage that is less than the maximum. Proposed is 2.2% less than maximum lot coverage
420.6 Siting Req.	Bylaw: Minimum 7.5m Proposed: 4.0m
Street Lot Line Interior Side	Minimum 7.5m   2.0m
Rear Lot Line	Minimum 10.5m   4.0m

ALL GRADE INFORMATION  
 TAKEN FROM FIELD SURVEY BY  
 POWELL & ASSOCIATES BC LAND SURVEYORS  
 DEC. 10, 2019, FILE 13.113-47

- ☐ DENOTES FINISHED GRADE
- DENOTES EXISTING GRADE AT BUILDING
- DENOTES EXISTING SPOT ELEVATION

