

May 30, 2025

Sent via email

Dear Mount View Colquitz Community Association:

Re: Application for Development:

Applicant: M'AKOLA DEVELOPMENT SERVICES
Site Address: 3656 RAYMOND ST S
Legal: LOT 1 SECTION 14 VICTORIA DISTRICT PLAN EPP140768
Folder No.: DPR01089
Description: TO REZONE FROM RD1/P1 ZONE TO CD ZONE TO CONSTRUCT A SIX STOREY MIXED USE DEVELOPMENT WITH 55 PURPOSE BUILT RENTAL UNITS

The District of Saanich has received an application for a site within your Community Association area. The Planning Department is referring the proposed plans and relevant information to your Community Association for review and comment. Please note that requested variances may be subject to change based on the Planners detailed review of the file.

In a written letter or email to planning@saanich.ca, please provide your comments and indicate if your Community Association:

- ☐ Support the application
- ☐ Object to the application
- ☐ Have no position on the application

Additional Comments:

We would appreciate receiving your comments within one month of this letter so that they can be included in the package that will be forwarded to Council. If you cannot meet this timeframe, please email or call our office to indicate if and when you might be able to respond to the referral.

If you require further information about the proposed development please contact THOMAS KEMPSTER Planner at 3404.

It is suggested that you periodically check our website, www.saanich.ca *Permit and Development Tracker* as any revised site plans for this application will be posted there.

Sincerely,

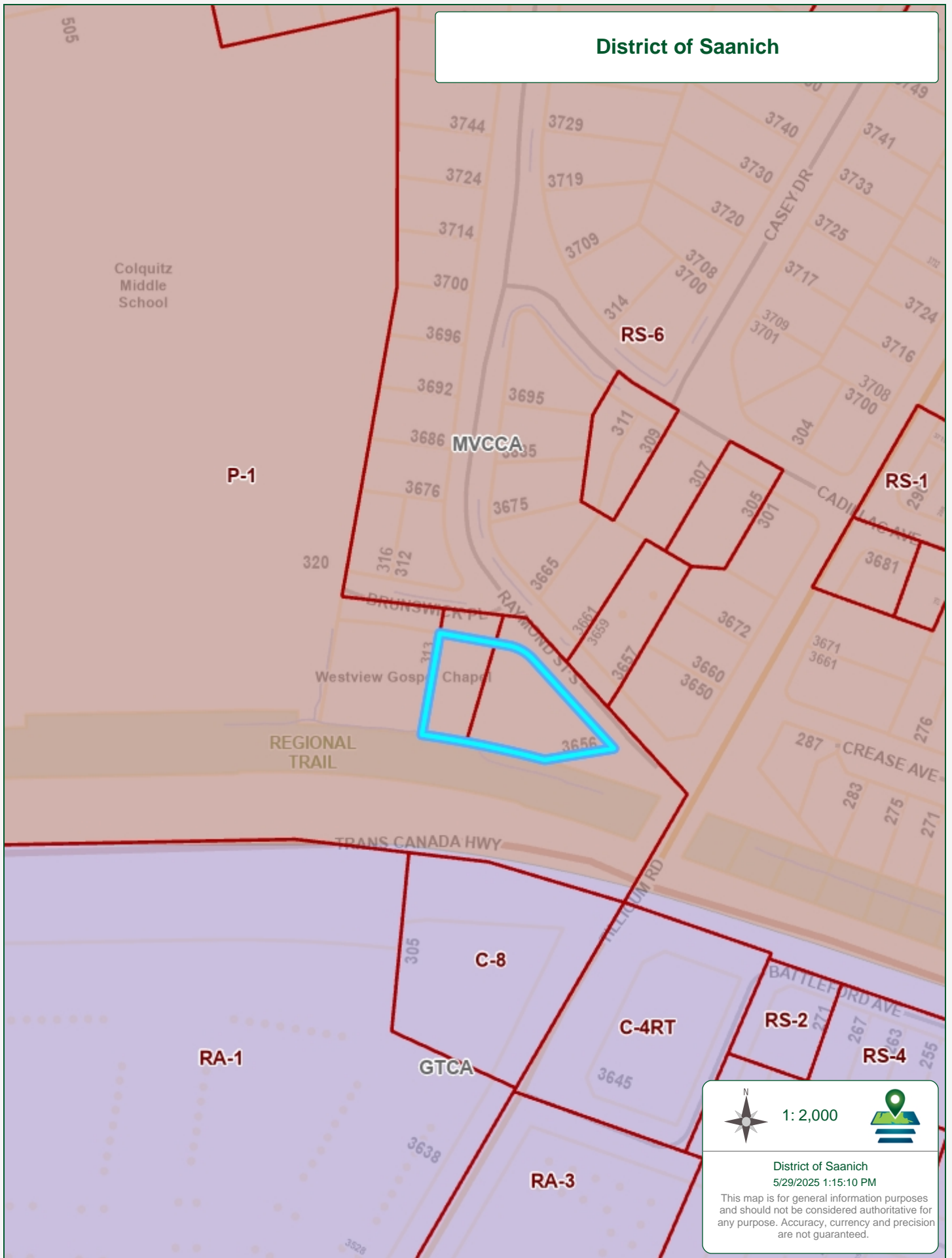


Planner
TK/lb

PRIORITY REFERRAL FORM

Application No. <input type="checkbox"/> DPR – 01089 <input type="checkbox"/> DPA – <input type="checkbox"/> DVP – <input type="checkbox"/> REZ – 00796 <input type="checkbox"/> TUP –	Referral date: May 28, 2025		
	Comments due by: June 18, 2025		
	File Manager: THOMAS KEMPSTER		
	Applicant: M'AKOLA DEVELOPMENT SERVICES		
	Owner: METIS PROVINCIAL COUNCIL OF BRITISH COLUMBIA		
Site address: 3656 RAYMOND ST S			
External Referrals:	Legal: LOT 1 SECTION 14 VICTORIA DISTRICT PLAN EPP140768		
<input type="checkbox"/> Ministry of Transportation	Current Zone: RD-1/P1		
<input type="checkbox"/> Observatory (5 km radius)	Proposed Zone: CD		
<input type="checkbox"/> BC Transit	Current OCP designation: Neighbourhood/Institutional		
<input type="checkbox"/> School District # 61	Required OCP amendment: <input type="checkbox"/> Yes <input type="checkbox"/> No		
<input type="checkbox"/> School District # 63	DP Area: CAREY		
<input type="checkbox"/> Mount View Colquitz Community Assc.			
<input type="checkbox"/> Peninsula Ag Advisory Comm (PAAC)			
Internal Referrals:	Land Comments	SDPA	Yes <input type="checkbox"/> No <input type="checkbox"/>
<input type="checkbox"/> Plan Check (LAP)		Heritage	Yes <input type="checkbox"/> No <input type="checkbox"/>
<input type="checkbox"/> Environment		ALR	Yes <input type="checkbox"/> No <input type="checkbox"/>
<input type="checkbox"/> Parks		FIDP	Yes <input type="checkbox"/> No <input type="checkbox"/>
<input type="checkbox"/> Development Services	Sign Posting Required: <input type="checkbox"/> Yes <input type="checkbox"/> No		
<input type="checkbox"/> Housing	Project Description:		
<input type="checkbox"/> Planning Subdivision Tech	TO REZONE FROM RD1/P1 ZONE TO CD ZONE TO		
<input type="checkbox"/> Police	CONSTRUCT A SIX STOREY MIXED USE DEVELOPMENT		
<input type="checkbox"/> Committee	WITH 55 PURPOSE BUILT RENTAL UNITS		
<input type="checkbox"/> Neighbouring Jurisdictions			
<input type="checkbox"/>	Project Description Reviewed/Updated <input type="checkbox"/> Planners Initials		
Departments and Agencies: Please complete. If no response is received by the above "Comments due by" date, it is understood that you have no objections. Send e-mail responses to planning@saanich.ca .			
Name:			
Title:		Phone:	
Date:		E-mail:	
Response: <input type="checkbox"/> Support – see comments below <input type="checkbox"/> Object – see comments below <input type="checkbox"/> No position – see comments below			
Comments: Add additional page(s) if necessary			

District of Saanich



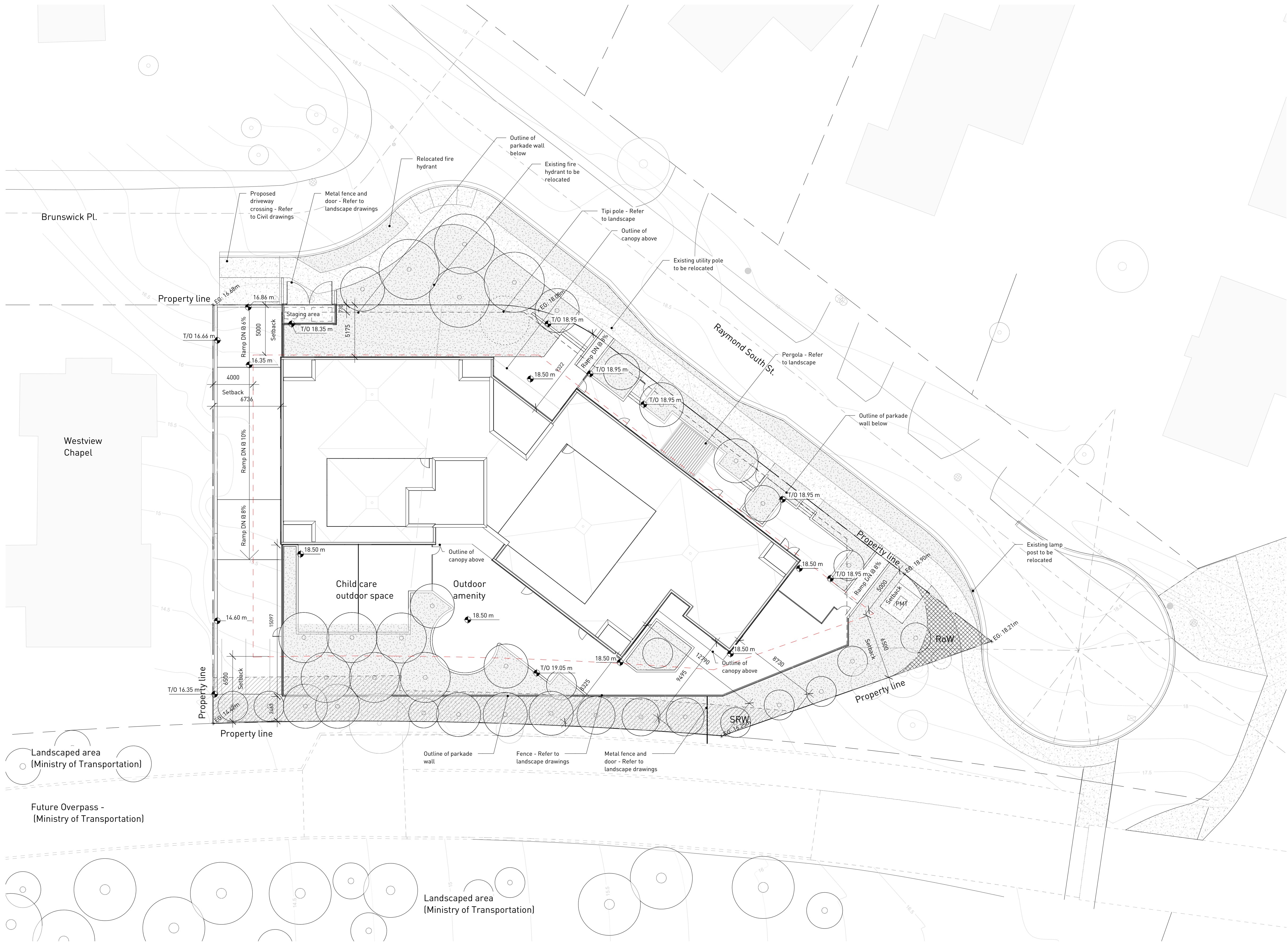
1:2,000



District of Saanich
5/29/2025 1:15:10 PM

This map is for general information purposes and should not be considered authoritative for any purpose. Accuracy, currency and precision are not guaranteed.

ISSUES & REVISIONS		
NO.	DATE	DESCRIPTION
A	02 Apr 2024	Draft BCH IHF application
B	30 Apr 2024	BCH IHF application
C	16 May 2025	DPF Rez application



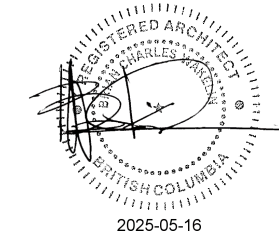
Legend

- Service right of way
- Right of way
- Setback line
- Property line
- Existing PL between sites

Refer to Landscape

- Existing trees
- Proposed trees
- Bike stalls
- Abbreviations**
EG - Existing grade

Note
Refer to Survey on sheet A0.03 for additional information on site dimensions and areas.



public

1405 FRANCES STREET
VANCOUVER BC V6L 1Z1
TEL: 604.728.6203
PUBLICARCHITECTURE.CA

MNBC Housing and Child Care

3656 Raymond Street South
307 Brunswick PL



PROJECT CODE
2301
SCALE
As indicated

Site plan
1 : 200 1/8

1

Site plan

SHEET

A0.05

2025-05-15 3:03:54 PM C:\Users\khanjia\OneDrive\Documents\2301 MNBC Search - 2021 - wwpj\p15025-01



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ISSUES + REVISIONS

NO.	DATE	DESCRIPTION
A	02 Apr 2024	Draft BCH IHF application
B	30 Apr 2024	BCH IHF application
C	16 May 2025	DP/ Rez application

Key plan

public

1405 FRANCES STREET
VANCOUVER BC V6L 1Z1
TEL: 604.728.4203
PUBLICARCHITECTURE.CA

MNBC Housing and Child Care

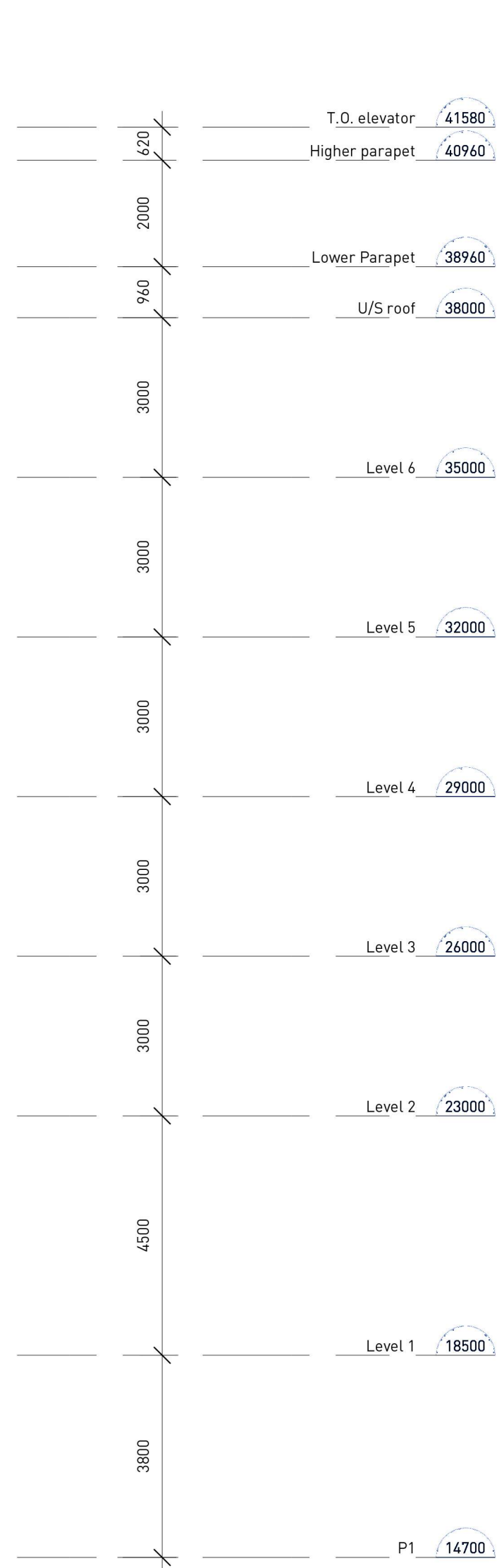
3656 Raymond Street South
307 Brunswick PL

PROJECT CODE
2301

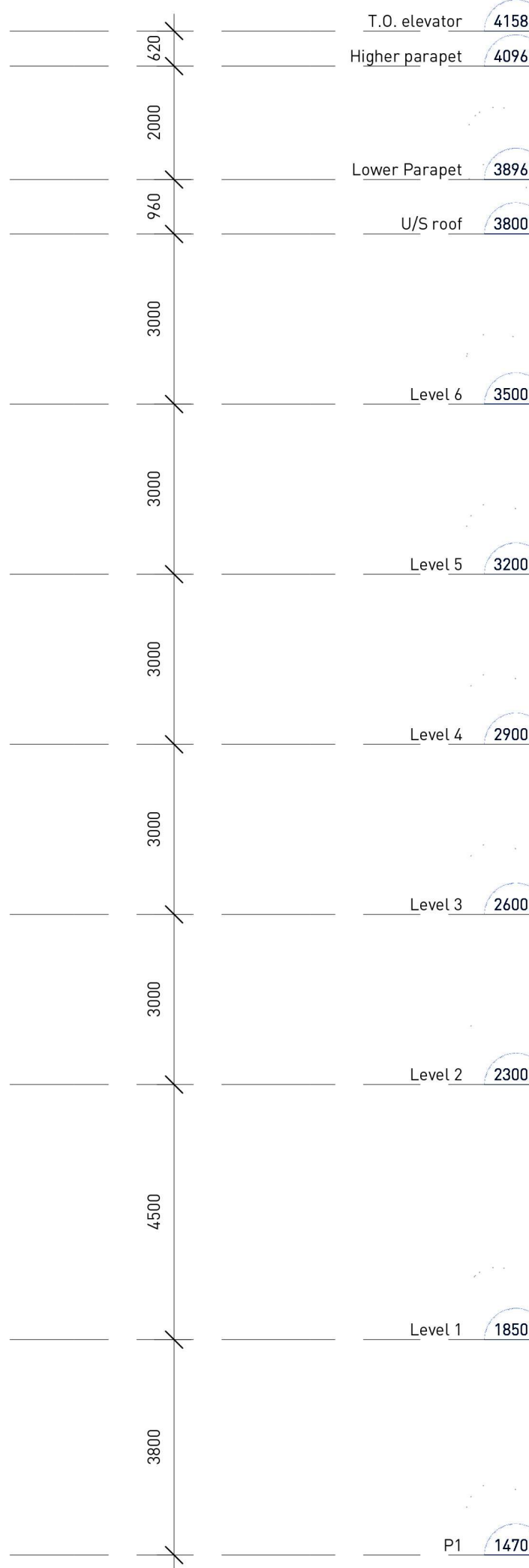
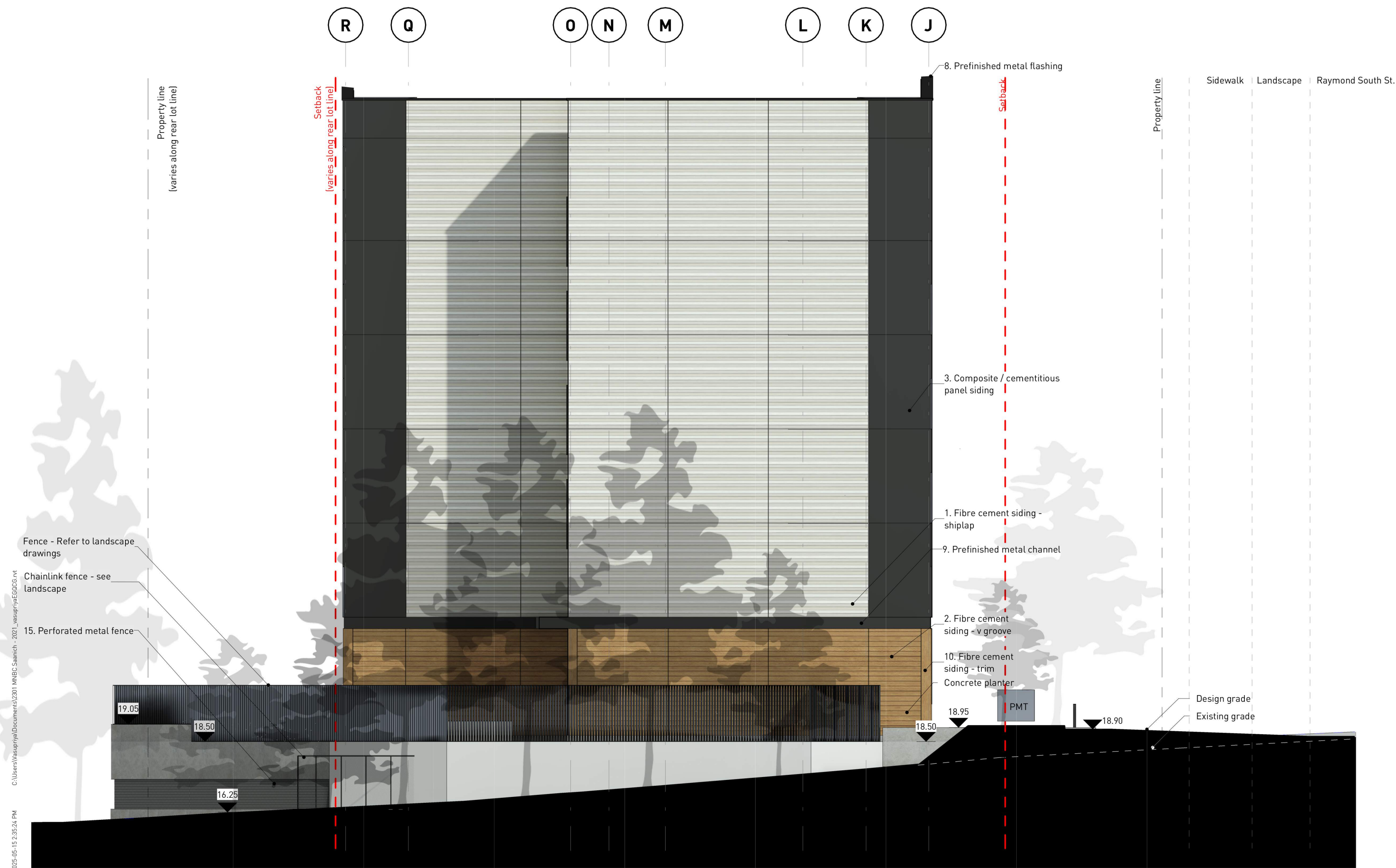
SCALE
1 : 100

Building elevation

SHEET
A2.01



Building elevation - West 2
1 : 100 /



Building elevation - East 1
1 : 100 /

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Key plan

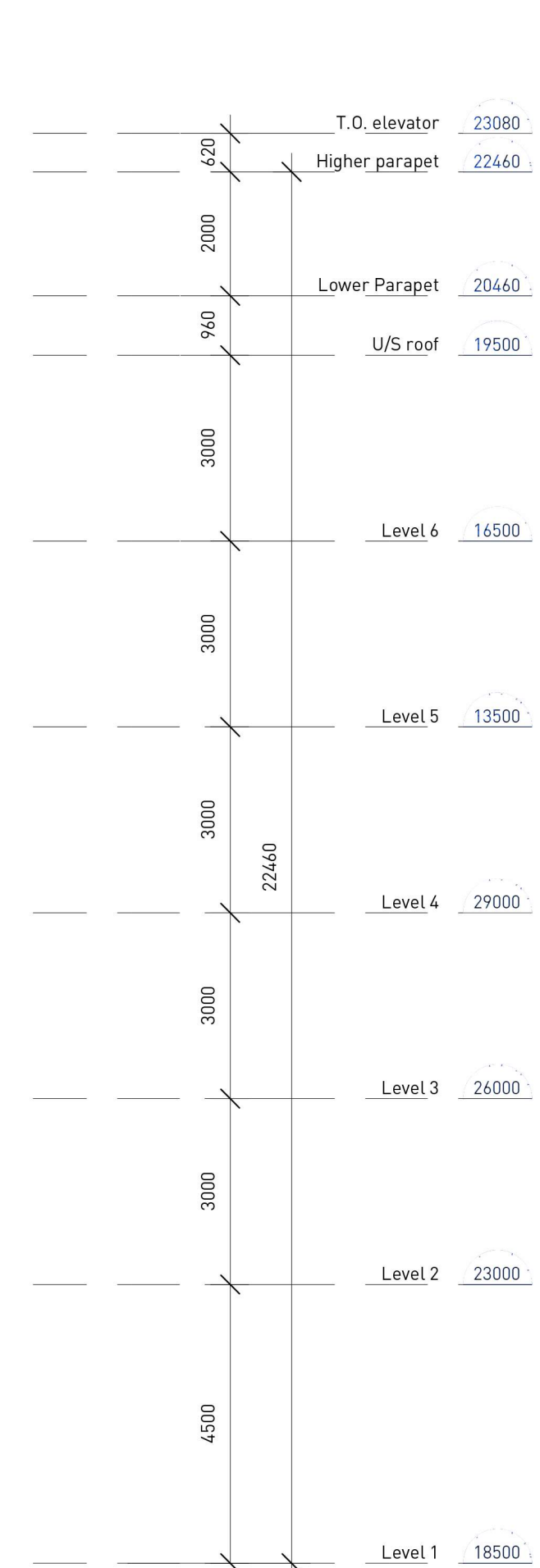
2025-05-16

public
1495 FRANCES STREET
VANCOUVER BC V6L 1Z1
TEL 604 728 4203
PUBLICARCHITECTURE.CA

MNBC Housing and Child Care
3656 Raymond Street South
307 Brunswick PL

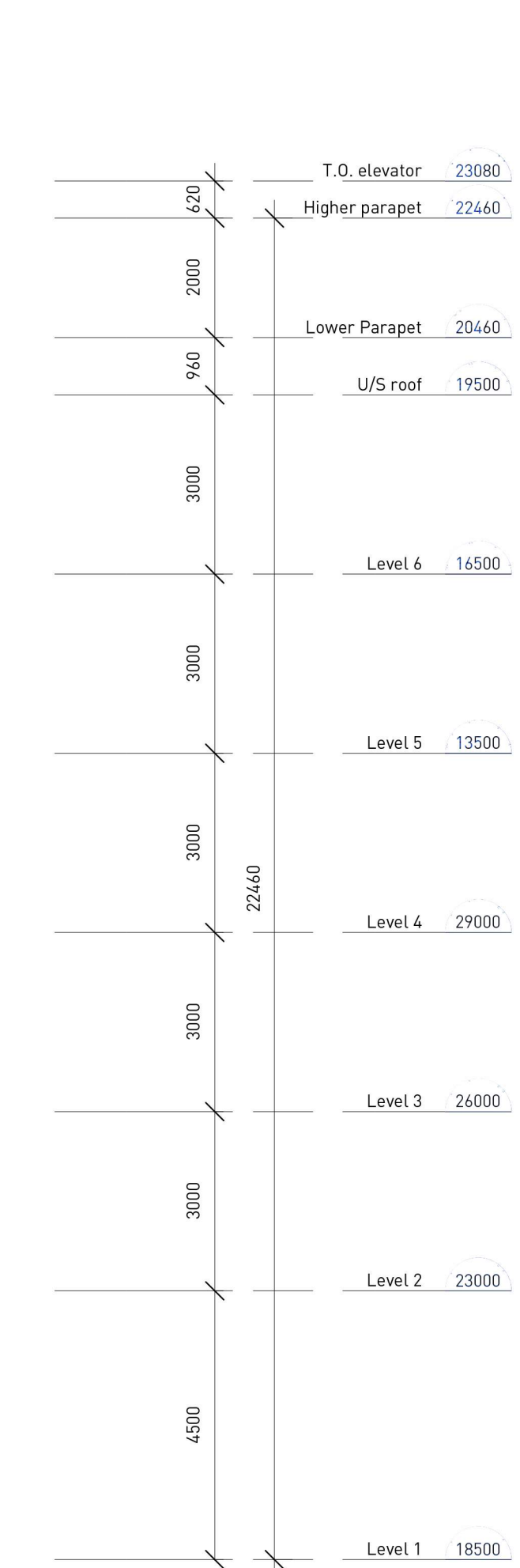
PROJECT CODE
2301
SCALE
1 : 100

Building elevation
A2.03



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Key plan

public
1495 FRANCES STREET
VANCOUVER BC V6L 1Z1
TEL 604.738.4225
PUBLICARCHITECTURE.CA

MNBC Housing and Child Care
3656 Raymond Street South
307 Brunswick PL

3656 Raymond Street & 307 Brunswick Place

BRUNSWICK PLACE

RAYMOND STREET

PARKADE RAMP

FUTURE PEDESTRIAN OVERPASS

TRANS-CANADA HWY

NT1, NT2, NT3, NT4, NT9, NT10, NT16

QG, CKN, POA, ACC, MS, CNP, BU, AXG, ALR, PCC

0 5 10 15 20 m

Landscape Sheets	
Sheet No.	Sheet Title
L0.00	Cover
L0.01	General Information Sheet
L0.02	Tree Replacement
L0.03	Stormwater Management
L1.01	Landscape Materials
L2.01	Landscape Grading & Drainage
L3.01	Planting



RECEIVED
MAY 20, 2025
PLANNING DEPT.
DISTRICT OF SAANICH

NOT FOR CONSTRUCTION

1	DP	2025-05-02
No.	Issued For	Issue Date



client

MNBC Saanich Development

project
3656 RAYMOND STREET & 307
BRUNSWICK PLACE
Saanich, BC

sheet title

Cover

project no.	124.06
scale	1: 250 @ 24"x36"
drawn by	MDI
checked by	SM
sheet no.	

L0.00

GENERAL NOTES

- Work performed shall comply with the following: a) These General Notes, and Construction Documents and Specifications; b) Canadian Landscape Standards, Current Edition (CLS-CE); and c) All applicable local, provincial, and federal codes, ordinances, and regulations.
- Contractor shall be responsible for verifying all existing site conditions including location of all property lines, existing structures, utilities, and buried infrastructure. Verify all field conditions prior to commencing work.
- Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements or limit of work for the delineation of expected extents of disturbance. Should limits of disturbance exceed boundaries defined in drawings, contractor shall contact Landscape Architect for resolution.
- Contractor is responsible for repaining all work disturbed by construction outside of limit lines defined on drawings or through their means and methods to a condition better than or equal to the existing conditions prior to commencement of construction at no additional cost to the owner.
- Contractor is responsible for maintaining a complete up-to-date set of drawings and specifications at the construction site and ensuring the documents are readily available for review by the Landscape Architect and governing agency.
- Contractor is responsible for coordination of all designs, drawings, specifications and other documents or publications upon which construction is based. Any discrepancies with the drawings and/or specifications and site conditions shall be brought to the attention of the Landscape Architect, prior to proceeding with construction.
- The drawings and specifications are complementary to one another and implied to correspond with one another. Any discrepancies should be brought to the attention of the Landscape Architect for resolution immediately.
- General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.

TREE RETENTION AND REMOVAL NOTES

- Tree protection fencing, for existing trees, to be installed prior to commencement of all site work. Refer to Arborist's plans for location of tree protection fencing, and protection fencing detail.
- Refer to arborist's report for detailed information for existing tree resources.

SITE GRADING AND DRAINAGE NOTES

- All elevations are in meters.
- Refer to Architectural plans, sections and elevations for top of slab elevations. Slab elevations indicated on Landscape drawings are for reference only. Report any discrepancies to consultant for review and response.
- All road, public walkway and vehicular drive aisles and parking area elevations indicated on the Landscape drawings are for reference only. Refer to Civil Engineering drawings. Report any discrepancies to consultant for review and response.
- Confirm all existing grades prior to construction. Report any discrepancies to consultant for review and response.
- Unless otherwise noted provide a minimum slope of 2% on all hard and soft Landscape areas to ensure positive drainage away from buildings, to rain gardens, or to drainage devices.
- All landscape areas shall not exceed a maximum slope of 3:1 in all instances.
- Upon discovery, contractor to refrain from blasting rock to meet landscape subgrades. Contractor to contact Landscape Architect on how to proceed in each instance.

IRRIGATION NOTES

- Contractor to provide irrigation system for all planters to current IABC Standards and Contract Specifications.
- All specified work to meet the project specifications, and all standards or specifications established in the latest edition of the Canadian Landscape Standard and IABC standards.
- Design/build drawings for detailed irrigation plan to be submitted to Contract Administrator in PDF and .dwg formats at least two weeks prior to commencement of irrigation installation
- Utilities - Contractor to verify location of all on-site utilities, prior to construction. Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.
- Refer to electrical drawings for electrical service.
- Controller and backflow prevention device to be located in Mechanical Room, unless otherwise noted. Refer to Mechanical drawings for size and location of irrigation service.
- Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such data adversely affects the operation of the system.
- Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
- Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
- At various milestones during construction, inspection and testing of components will be required to ensure that the performance of irrigation system meets standards and specifications. Contractor to provide equipment and personnel necessary for performance of inspections and tests. Conduct all inspections and tests in the presence of the contract administrator. Keep work uncovered and accessible until successful completion of inspection or test.
- Over spray onto hardscape areas to be minimized. Use drip irrigation within small planting areas to avoid overspray.
- Trees within shrub or rain garden areas to be irrigated with spray heads.
- Trees in Plaza in hard pavement (soil cells below) to recieve temporary irrigation system around root collar and permanent drip irrigation system

GROWING MEDIUM NOTES

- Refer to Landscape Specifications for growing medium properties by soil type.
- Advise Contract Administrator of sources of growing medium to be utilized 14 days in advance of starting work.
- Growing medium properties and handling shall meet CLS-CE (see Section 6 CLS-CE).
- Contractor is responsible for soil analysis and amendment requirements to supply suitable growing medium, as specified by testing agency. Soil analysis and amendment costs shall be included in the price for the work.
- Submit to the Landscape Architect a copy of the soil analysis report from Pacific Soil Analysis Inc. 5-11720 Voyageur Way, Richmond, BC, V6X 3G9. p. 604- 273-8226. The analysis shall be of tests done on the proposed growing medium from stratified samples taken from the supply source. Costs of the initial and all subsequent tests to ensure compliance with the specifications shall be borne by the Contractor.
- Contract Administrator will collect sample of growing medium in place and determine acceptance of material, depth of growing medium and finish grading. Approval of growing medium material subject to soil testing and analysis. Planting is not to occur until finished grades have been approved by Contract Administrator.

SITE LAYOUT NOTES

- Provide layout of all work for approval by Contract Administrator prior to proceeding with work. Requests for site review as required 48 hours in advance of performing any work, unless otherwise noted on this sheet.
- Layout and verify dimensions prior to construction. Bring discrepancies to the attention of the Contract Administrator.
- Written dimensions take precedence over scale. Do not scale drawings.
- All plan dimensions in metres and all detail dimensions in millimetres, unless otherwise noted.
- Where dimensions are called as 'equal' or 'eq', space referenced items equally, measured to centre line.

GENERAL PLANTING NOTES

- Plant quantities on Plans shall take precedence over plant list quantities.
- Provide layout of all work for approval by Contract Administrator prior to proceeding with work.
- Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
- Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes. Substitutions to be approved by Landscape Architect.

ON-SLAB TREE PLANTING NOTES

- For on-slab landscape, a root barrier will be installed to protect exposed water proof membranes. A dimple board (drain mat) will be installed over the root barrier.
- Parkade walls and foundation walls will be protected with a dimple board (drain mat) to convey water to the perimeter drain and protect wall from roots.
- A root barrier will be installed between the tree roots and perimeter drain, to minimize tree root interference with the drain, where the follow conditions exist in on-grade planting areas: a) where trees less than 8m tall are located closer than 2m from a parkade or foundation wall; b) where trees more than 8m tall are located closer than 3m from a parkade or foundation wall; and c) where perimeter drains are less than 2m deep.
- Growing medium depth on slab to conform to Canadian Landscape Standards.

BOULEVARD PLANTING NOTES

- Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
- Boulevard trees will be place a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
- Boulevard tree species have been picked from the municipality's list of recommended boulevard trees or have been selected due their site-adapted qualities. Final selection of boulevard trees to be determined through consultation with municipal parks staff.
- Irrigation to be installed as per Municipal Specifications, for all boulevard planting areas (unless otherwise indicated).
- Design/build drawings for boulevard irrigation to be submitted to Contract Administrator in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
- Refer to Civil drawings for location of boulevard irrigation point of connection. Separate water meter and timer/controller, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
- Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.
- Soil volume for boulevard trees to be as follows: 8 cu. m. for small trees, 12 cu. m. for medium trees, and 16 cu. m. for large trees.

PAVING NOTES

- Final concrete control joint layout to be confirmed by Landscape Architect prior to installation. Control joints to logically align with edges, corners, and intersections of Landscape and Architectural elements and/or as indicated on plan. Contractor to obtain layout approval by Landscape Architect prior to installation. Contractor to pour concrete pavement in alternating panels as required to achieve control joint design and to prevent cracking.
- Cast in place concrete areas that are subject to vehicular loading shall be structurally reinforced for applicable vehicular loading requirements. See Structural Engineering drawings.

WARRANTY AND MAINTENANCE NOTES

- Contractor is responsible for Maintenance from installation to Acceptance of the work by the Contract Administrator.
- Refer to Landscape Specifications for Maintenance Period following Acceptance.
- Landscape installation to carry a 1-year warranty from date of acceptance. This warranty is based on adequate maintenance by the Owner after Acceptance, as determined by the Landscape Architect. The Contractor will not be responsible for plant loss or damage to other products by causes out of the Contractor's control, such as vandalism, "acts of God", "excessive wear and tear", or abuse.
- Contractor is responsible for plant damage, failure and death due to poor delivery, storage and handling, and all other installation related aspects up until the End of Warranty period.
- Plant material, installation and maintenance to conform with the current edition of the Canadian Landscape Standards, and the Contract Specifications

LIST OF ABBREVIATIONS

APPROX	APPROXIMATE	M	METRE
ARCH	ARCHITECT	MAX	MAXIMUM
AVG	AVERAGE	MFR	MANUFACTURER
B&B	BALLED AND BURLAPPED	MH	MANHOLE
BC	BOTTOM OF CURB	MIN	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
BN	BENCHMARK	MM	MILLIMETRE
BC	BOTTOM OF CURB	N	NORTH
BR	BOTTOM OF RAMP	NIC	NOT IN CONTRACT
BS	BOTTOM OF STEP	NO	NUMBER
BW	BOTTOM OF WALL	NOM	NOMINAL
CAL	CALIPER	NTS	NOT TO SCALE
CB	CATCH BASIN	OC	ON CENTER
CF	CUBIC FEET	OD	OUTSIDE DIAMETER
CIP	CAST IN PLACE	PC	POINT OF CURVATURE
CL	CENTER LINE	PE	POLYURETHANE
CLR	CLEARANCE	PI	POINT OF INTERSECTION
CM	CENTIMETER	PL	PROPERTY LINE
CO	CLEAN OUT	PT	POINT, POINT OF TANGENCY
CONT	CONTINUOUS	PVC	POLYVINYL CHLORIDE
CU M	CUBIC METRE	QTY	QUANTITY
DEG	DEGREE	R	RADIUS
DEMO	DEMOLISH, DEMOLITION	REF	REFERENCE
DIA	DIAMETER	REINF	REINFORCE(D)
DIM	DIMENSION	REQ'D	REQUIRE(D)
DTL	DETAIL	REV	REVISION
DWVG	DRAWING	ROW	RIGHT OF WAY
E	EAST	S	SOUTH
EA	EACH	SAN	SANITARY
EL	ELEVATION	SD	STORM DRAIN
ENG	ENGINEER	SF	SQUARE FOOT (FEET)
EQ	EQUAL	SHT	SHEET
EST	ESTIMATE	SIM	SIMILAR
E.W.	EACH WAY	SPECS	SPECIFICATIONS
EXIST	EXISTING	SQ M	SQUARE METRE
EXP	EXPANSION, EXPOSED	ST	STORM SEWER
F	FINISHED FLOOR ELEVATION	STA	STATION
FF	FINISHED GRADE	STD	STANDARD
FG	FLOW LINE	SYM	SYMMETRICAL
FL	FACE OF CURB	T&B	TOP AND BOTTOM
FOC	FACE OF CURB	TC	TOP OF CURB
FT	FOOT (FEET)	TF	TOP OF FOOTING
FTG	FOOTING	TH	THICK
GA	GAUGE	TH	TOPOGRAPHY
GEN	GENERAL	TR	TOP OF RAMP
GR	GRADE ELEVATION	TS	TOP OF STEP
HORIZ	HORIZONTAL	TW	TOP OF WALL
HP	HIGH POINT	TP	TYPICAL
HT	HEIGHT	VAR	VARIABLE
ID	INSIDE DIAMETER	VOL	VOLUME
INV	INVERT ELEVATION	W	WITH
IN	INCH(ES)	W/O	WITHOUT
INCL	INCLUDE(D)	WT	WEIGHT
LF	LINEAR FEET	WL	WATER LEVEL
LP	LOW POINT	WWF	WELDED WIRE FRAME
		YD	YARD
		@	AT

LINE TYPE LEGEND

	Property line
	Building Footprint
	Extent of Roof / Canopy, above
	Extent of Parkade, below
	Right of Way
	Rain garden - TOP OF POOL
	Rain garden - BOTTOM OF POOL
	Proposed Contour Line, 0.5m interval
	Existing Contour Line, 0.5m interval
	Extent of Existing Treeline
	SPEA
	RAR Setback

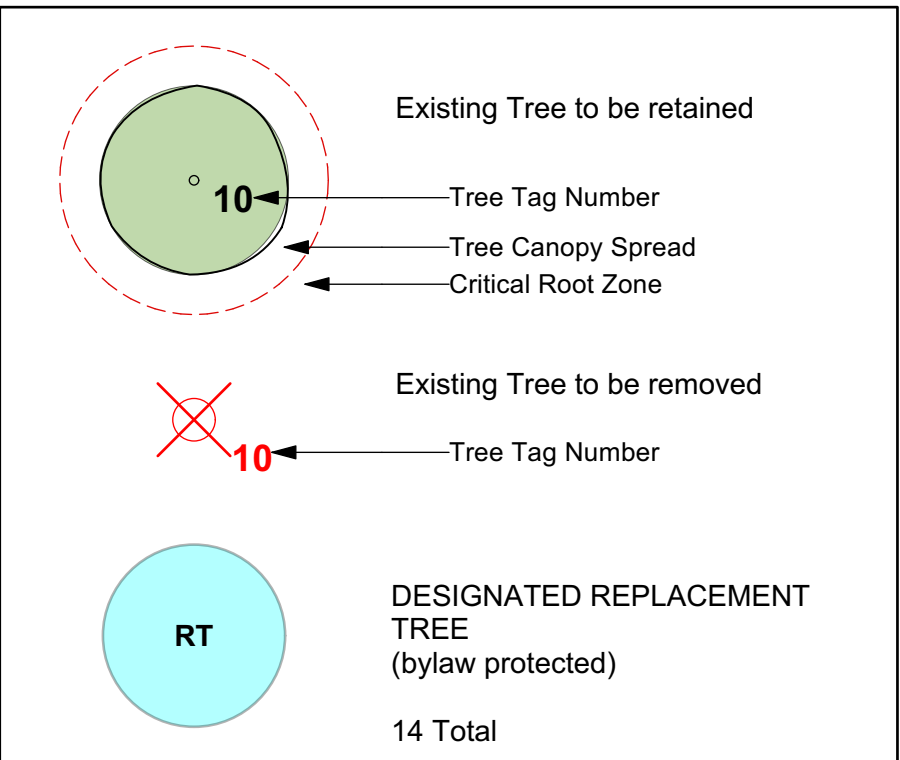
UNDERGROUND UTILITIES

(Shown for reference only - refer to Civil Engineer's drawings).

EXISTING		PROPOSED
	Storm Drain	
	Sewer	
	Water	
	Electrical	
	Gas	
	Hydro Tel	

EXISTING TREE LEGEND

(Refer to Arborist Report and Tree Management Plan for full details and management strategies).



GRADING LEGEND

	Proposed Landscape Grade
	TOW Top of Wall BP Bottom of Pool BW Bottom of Wall TS Top of Stairs TOC Top of Curb BS Bottom of Stairs BC Bottom of Curb HP High Point TP Top of Pool LP Low Point
	Existing Grade
	Architectural grade, for reference only
	Civil Grade, for reference only

MATERIALS LEGEND

	Municipal Sidewalk (for reference only)
	Asphalt Paving - Road / Drive Aisle / Parking (for reference only)

HARDSCAPE SURFACES

	Concrete Paving Cast in place, light broom finish. Sawcut control joints.
	Unit Paver Belgard Standard Series or approved equivalent, over gravel base

STEPS, RAMPS, CURBS, WALLS

	Retaining Wall - Concrete
--	---------------------------

SOFTSCAPE

	Planting Area -Tree & Shrub -On Grade -600mm Tree Growing Medium Depth -450mm Shrub Growing Medium Depth
	Planting Area -Tree & Shrub -On Slab -750mm Tree Growing Medium Depth -450mm Shrub Growing Medium Depth
	Planting Area -Rain Garden -On Grade -600mm Depth -Rain Garden Growing Medium.
	Planting Area -Rain Garden -On Slab -750mm Tree Growing Medium Depth -450mm Shrub Growing Medium Depth
	Safety Surfacing - Engineered Wood Fibre, min 300 mm depth
	Play Sand -min 300 mm depth

FENCING & RAILS

	Chainlink Fence 915 mm height, powder coated black
	Gate
	1.8m Ht. Wood Fence Screening w/ Custom Artwork
	Handrail To meet BCBC Requirements

SITE FURNISHINGS

	Bike Rack - Surface Mounted
	Bike Rack - Wall Mounted
	Wood Topper on Concrete Wall
	Wood Bench - Backless
	Propane Fire Pit
	Timber Pergola
	Propane BBQ
	Movable Dining Table & Chairs
	Movable Chairs
	Movable Table & Chairs
	Vegetable Planter

MDI LANDSCAPE ARCHITECTS
3388A Temnyson Ave
Victoria, BC V8Z 3P6
P: 250.412-2891
E: admin@mdidesign.ca

NOT FOR CONSTRUCTION

1	DP	2025-05-02
No.	Issued For	Issue Date

client
MNBC Saanich Development

project
3656 RAYMOND STREET & 307
BRUNSWICK PLACE
Saanich, BC

sheet title

General Information Sheet

project no.	124.06
scale	AS SHOWN @ 24"x36"
drawn by	MDI
checked by	SM
sheet no.	

L0.01