District of Saanich
Current Planning
770 Vernon Ave.
Victoria BC V8X 2W7

t. 250-475-5471
f. 250-475-5430
saanich.ca

October 6, 2026 Sent via email

Dear Mount View Colquitz Community Association:
hamill@island.net

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.:	**DVP00576**
Description:	**PARKING, FRONT & EXTERIOR SIDE YARD SETBACK VARIANCES FOR CHILDCARE CENTRE**

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 by November 6, 2026 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 Phil Prell at Phil.Prell@saanich.ca
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,



Phil Prell
Planner

PP/gp

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ISSUES + REVISIONS

NO	DATE	DESCRIPTION
A	18 Aug 2026	DP&DVP Stormwater management



RECEIVED
Aug 19, 2026
PLANNING DEPT.
DISTRICT OF SAANICH

Legend

- Service right of way
- Right of way
- Setback line
- Proposed PL
- Existing PL
- Project phase line
- Proposed grades — elevation
- Natural grades — elevation

Refer to Landscape

- Existing trees
- Bicycle stall

Note

1. Refer to Survey for additional information on site dimensions and areas.

public
1495 FRANCES STREET
VANCOUVER BC V5L 1Z1
TEL 604 738 4323
PUBLICARCHITECTURE.CA

MNBC Child care

3656 Raymond Street South
307 Brunswick PL

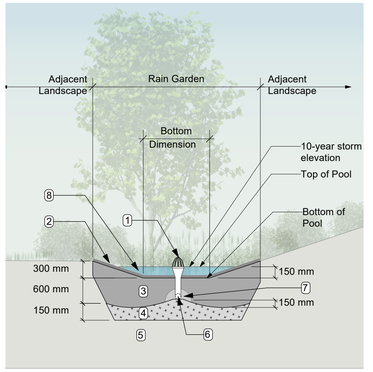
TRUE NORTH

PROJECT CODE
2301
SCALE
1 : 200

Site plan

SHEET
A0.08

2026-08-19 2:27:41 PM C:\Users\Dennis\Documents\2301 MNBC Saanich - CC_detached - updated_dennisAK09.rvt



RAIN GARDEN MATERIALS

1. Overflow drain, 200 mm domed grate + adapter
2. Composted mulch, 50-70 mm depth
3. Bio-retention growing medium, 600 mm depth (30% void space)
4. Scarified/tilled subgrade, 150 mm depth
5. Existing subgrade/native material
6. 100 mm diameter (min) perforated pipe
7. 20 mm diameter drain rock, 100 mm depth
8. Rain garden pool (100% live storage)

1 Typical Rain Garden on Grade
Scale: 1:50

CULVERT
RAYMOND STREET
FIRE HYDRANT
PROPERTY LINE
MNBC PROPERTY
NOT IN CONTRACT
LARGE
LARGE
PROPOSED SIDEWALK
I/T EXTERIOR PLAY
I/T INTERIOR PLAY
3 - 5 INTERIOR PLAY
3 - 5 EXTERIOR PLAY
PARKING - REFER TO ARCH AND CIVIL PLANS
UP
ROW
MEDIUM
MEDIUM
MEDIUM
SMALL
SRW
SRW
CUL 0.10Ø
INV EL=14.78
DITCH

WOOD FENCE, 1500 MM (5 FOOT) HEIGHT. GATE LOCATIONS TO BE CONFIRMED AT BUILDING PERMIT.

BOULEVARD TREE, TYP, TO BE IRRIGATED TO MEET MUNICIPAL REQUIREMENTS

GRASS AREA, TYP. BOULEVARD GRASS AREA WILL NOT BE IRRIGATED.

APPROX EXTENT OF SHRUB PLANTING

ON SITE REPLACEMENT TREE, TYP. REFER TO ARBORIST REPORT FOR FURTHER DETAILS ON REQUIRED RELACEMENT TREES. SIZE CLASS AS NOTED.

RETAINED TREE TYP, REFER TO ARBORIST REPORT.

RAIN GARDEN, TO MANAGE APPROX 1/3 OF ROOF RUNOFF

1200 MM (4 FOOT) HEIGHT GUARD RAIL ON LOCK BLOCK WALL.

REMOVED TREE TYP, REFER TO ARBORIST REPORT.

RECEIVED
SEPT 18 2026
PLANNING DEPT.
DISTRICT OF SAANICH

N

0 5 10 m

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

No.	Issued For	Issue Date
3	INFO	2026-09-17
2	INFO	2026-09-10
1	STORMWATER DP	2026-08-19

client
MNBC

project
MNBC Saanich Child Care

3656 Raymond Street & 307 Brunswick Place

sheet title
Schematic Landscape Plan

project no.	126.36
scale	1:100 @ 24"x36"
drawn by	MDI
checked by	ML
sheet no.	**L1.01**