

DESIGN RATIONALE

OVERALL DESIGN THEMATICS

The overall landscape design is based on three core thematic: social interaction, placemaking and ecology. We want to create a series of welcoming and inspiring publicly accessible spaces that bring people together. We want to create a unique palette of materials that is inspired by both building form and regional character in a way that resonates strongly with residents and visitors alike. And we want to design with sustainable principles in mind - rainwater collection, absorptive landscapes, and using local materials that are naturally durable and abundant on the Saanich Peninsula.

GLANFORD FRONTAGE

The upper terrace of the site, directly adjacent to Glanford Ave, functions as a long publicly accessible space that maintains the "green buffer" between Glanford and the proposed development. It is essentially divided into 3 levels: the uppermost community green space, a grass mound with surrounding trees, pathways and seating opportunities with south-facing views; a welcoming and inviting "gateway" plaza that provides a window into the heart of the site with feature paving and seating, signage and access to the residential "catwalks"; and a feature terraced rain garden to mitigate stormwater runoff while a backdrop to the site's signature corner.

PUBLIC PASEO

This is the main pedestrian corridor into the site, with a grand public staircase descending eastward and buffered with Garry Oak Ecosystem-inspired landscape beds and core-ten steel walls, eventually giving way to a retail access plaza at its base. Moving further along this middle terrace, mounded rain gardens, cut into the paving pattern, with seating and shade trees, offers a more relaxing gathering space adjacent to the residential lobby. Access to the row of commercial/retail units, along with the pub/restaurant, lines the south edge.

LOWER TERRACE

The main access point into the site at its lower end, this space is anchored by a future pub/restaurant with an adjacent outdoor patio zone to take advantage of the southern sun exposure. This welcoming plaza is designed for the pedestrian scale, highlighted with a rain garden and seating for passive use. Along the perimeter against the townhome units are wide terraced landscape beds inspired by the iconic Garry Oak Meadow ecosystem common in the area, with boulder and core-ten wall accents.

FITNESS LOOP/ MULTI-USE TRAIL

This private residential amenity will provide additional circulation for residents, linking the lower, middle and upper terraces with a multi-use pathway. Along the way, users will encounter existing large mature trees, new native plantings that mimic the Garry Oak Meadow ecosystem, and possible fitness stations to take advantage of the site's large "green" buffers along its north and east edges.

KEY ITEMS

A GLANFORD FRONTAGE

- 1 NATURALIZED "GARRY OAK" LANDSCAPE, NATIVE SHRUBS PERENNIALS, TREES + BOULDER OUTCROPS
- 2 COMMUNITY GREEN SPACE OPEN GRASS, BENCHES AND GRAVEL PATHS
- 3 GATEWAY PLAZA, FEATURE PAVING, LOW LANDSCAPE WALLS AND SIGNAGE
- 4 RAIN GARDEN FOR STORMWATER RETENTION, TERRACED ROCK WALLS
- 5 ACCESS TO RESIDENTIAL "CATWALK"

B PUBLIC PASEO

- 6 GRAND STAIRCASE WITH ADJACENT PLANTED TERRACES
- 7 RETAIL ACCESS
- 8 PLANTING BERMS ON SLAB, SHADE TREES, PERENNIALS + PUBLIC SEATING
- 9 LOBBY ENTRY AND ACCESS TO PRIVATE FITNESS LOOP
- 10 PASEO ACCESS TO RESTAURANT

C THE LOWER TERRACE

- 11 RAIN GARDEN/STORMWATER RETENTION FEATURE, LOW WALLS + SEATING
- 12 RESTAURANT PATIO ZONE (LICENSED), COVERED
- 13 NATURALIZED "GARRY OAK" MEADOW LANDSCAPE BERMS INTEGRATED WITH PAVING + SEATING, BUFFER FOR PRIVATE PATIOS

D PRIVATE FITNESS AMENITY / NATURE TRAIL

- 14 ACCESS GATE
- 15 MULTI-USE TRAIL ACCESS
- 16 EXISTING TREE GROVE TO REMAIN (OFFSITE), PROTECTED
- 17 PROPOSED GARRY OAK MEADOW ECOSYSTEM ADJACENT TO TRAILS

GLANFORD AVE.



ENTERPRISE CRESCENT



GROUND LEVEL LANDSCAPE CONCEPT PLAN
Scale: 1:200

NOTES

NO DESCRIPTION

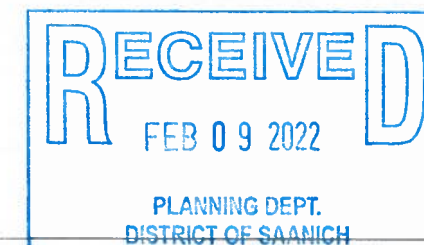
ISSUED / REVISIONS

NO	DESCRIPTION	DATE
L	RE-ISSUED FOR DP	2022-02-04
K	RE-ISSUED FOR DP	2021-08-06
J	ISSUED FOR COORDINATION	2021-07-20
I	ISSUED FOR REVIEW	2021-06-02
H	ISSUED FOR CLIENT REVIEW	2021-05-21
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E	ISSUED FOR REZONING / DEVELOPMENT PERMIT	2020-02-18

GLANFORD AVENUE, SAANICH - BC

GROUND LEVEL LANDSCAPE CONCEPT PLAN

DATE: AUGUST 6TH 2021
DRAWN BY: CB
CHECKED BY: ME
SCALE: 1:200
JOB NUMBER: 19166



L1.0

GROUND LEVEL LANDSCAPE LEGEND

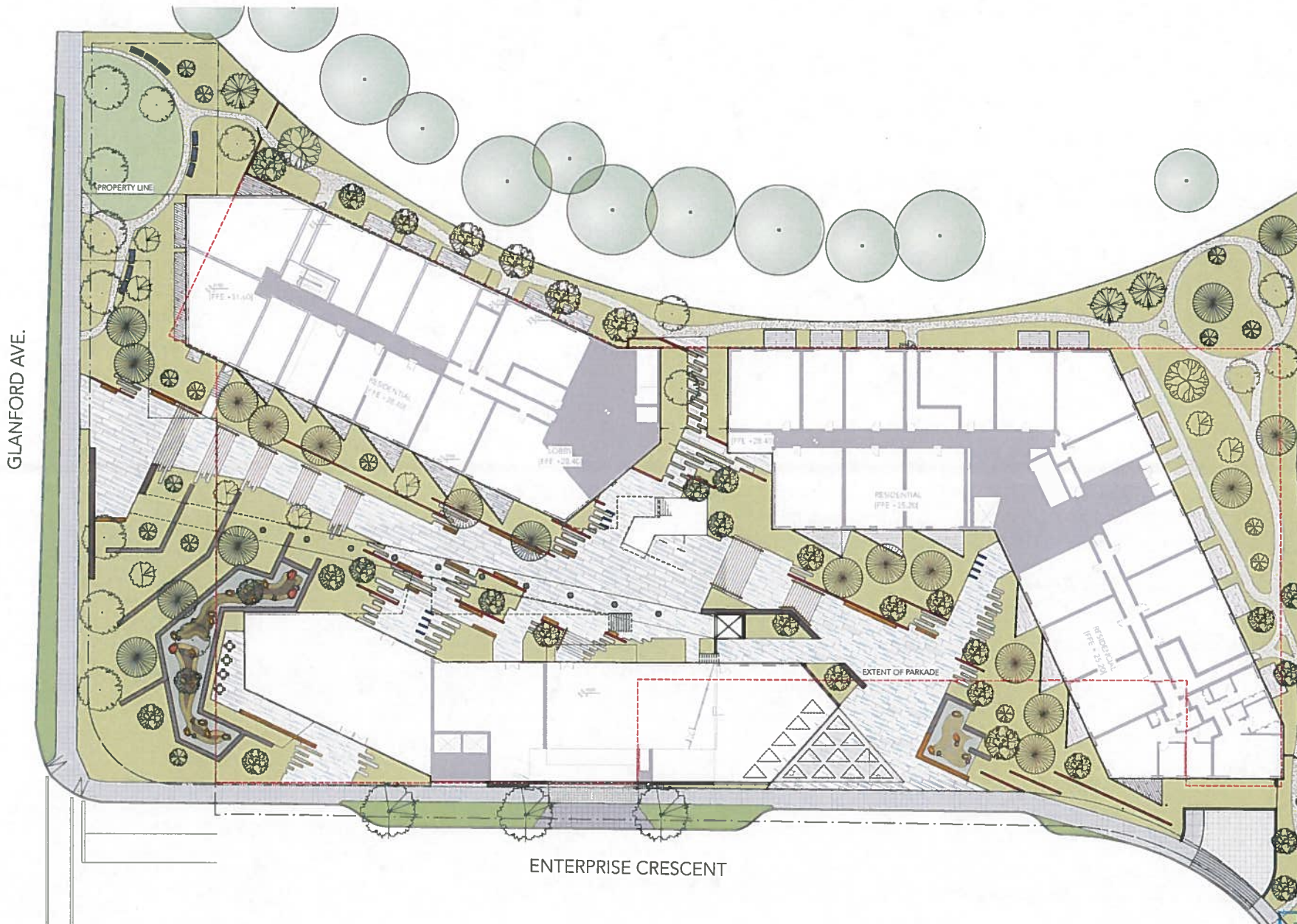
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	PAVING TYPE 1 - PASEO CONCRETE PAVERS FEATURE PAVING, RANDOM PATTERN, DIRECTIONAL		BIKE RACK (TOTAL 22 SPACES) PRODUCT TBD
	PAVING TYPE 2 - SIDEWALK AS PER DISTRICT STANDARDS SEE CIVIL		SEATING TYPE 1 CONCRETE BENCHES WITH WOOD TOP
	PAVING TYPE 3 - FITNESS LOOP GRANULAR FINES ON BASE GRAVEL		SEATING TYPE 2 FREE STANDING PARK BENCHES
	CIP CONCRETE STAIRS W/ HANDRAILS ARCHITECTURAL FINISH		EXISTING TREES TO REMAIN AND PROTECT
	PROPOSED PLANTING - ONSITE/OFFSITE REFER TO PLANTING PLAN		EXTENT OF UNDERGROUND PARKING
	PROPOSED PLANTING - STREETScape REFER TO PLANTING PLAN		EXISTING PROPERTY LINE
	PROPOSED PLANTING - LAWN AREA REFER TO PLANTING PLAN		PROPERTY LINE
	RAIN GARDEN/STORMWATER FEATURE		
	WALL TYPE 1 ACCENT STONE FACE WALL		
	WALL TYPE 2 ACCENT STEEL WALL - MAX 4 HT		
	WALL TYPE 3 BASALT BOULDER STACK WALL, HT VARIES (AVG 2.4')		
	WALL TYPE 4 ACCENT STEEL WALL - WITH GATE		

GENERAL LAYOUT + MATERIALS NOTES:

1. ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.

TOTAL LANDSCAPE PERVIOUS AREA (ON SITE): 3,836 SQ M

TOTAL LANDSCAPE IMPERVIOUS AREA (ON SITE): 1,718 SQ M



GROUND LEVEL LANDSCAPE MATERIALS PLAN
DATE: 11/2021

RECEIVED
FEB 09 2022
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DISTRICT OF SAANICH

loci
LANDSCAPE ARCHITECTURE + URBAN DESIGN

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PLOT INFO.
PLOT STAMP LOCATION

NOTES

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


GLANFORD AVENUE, SAANICH - BC

GROUND LEVEL LANDSCAPE MATERIALS PLAN

DATE: AUGUST 6TH 2021
DRAWN BY: CB
CHECKED BY: ME
SCALE: 1:200
JOB NUMBER: 19166

L1.1

SOIL DEPTH LEGEND - GROUND LEVEL

- | SYMBOL | DESCRIPTION |
|---|--------------------------------------|
|  | ON SLAB: 0 - 600mm DEPTH |
|  | ON SLAB: 600 - 1200mm DEPTH |
|  | ON SLAB: 1200mm + DEPTH |
|  | AT GRADE, NO SOIL DEPTH RESTRICTIONS |
|  | TOP SLAB BELOW AT GRADE 24.80 |
|  | TOP SLAB BELOW AT GRADE 28.00 |

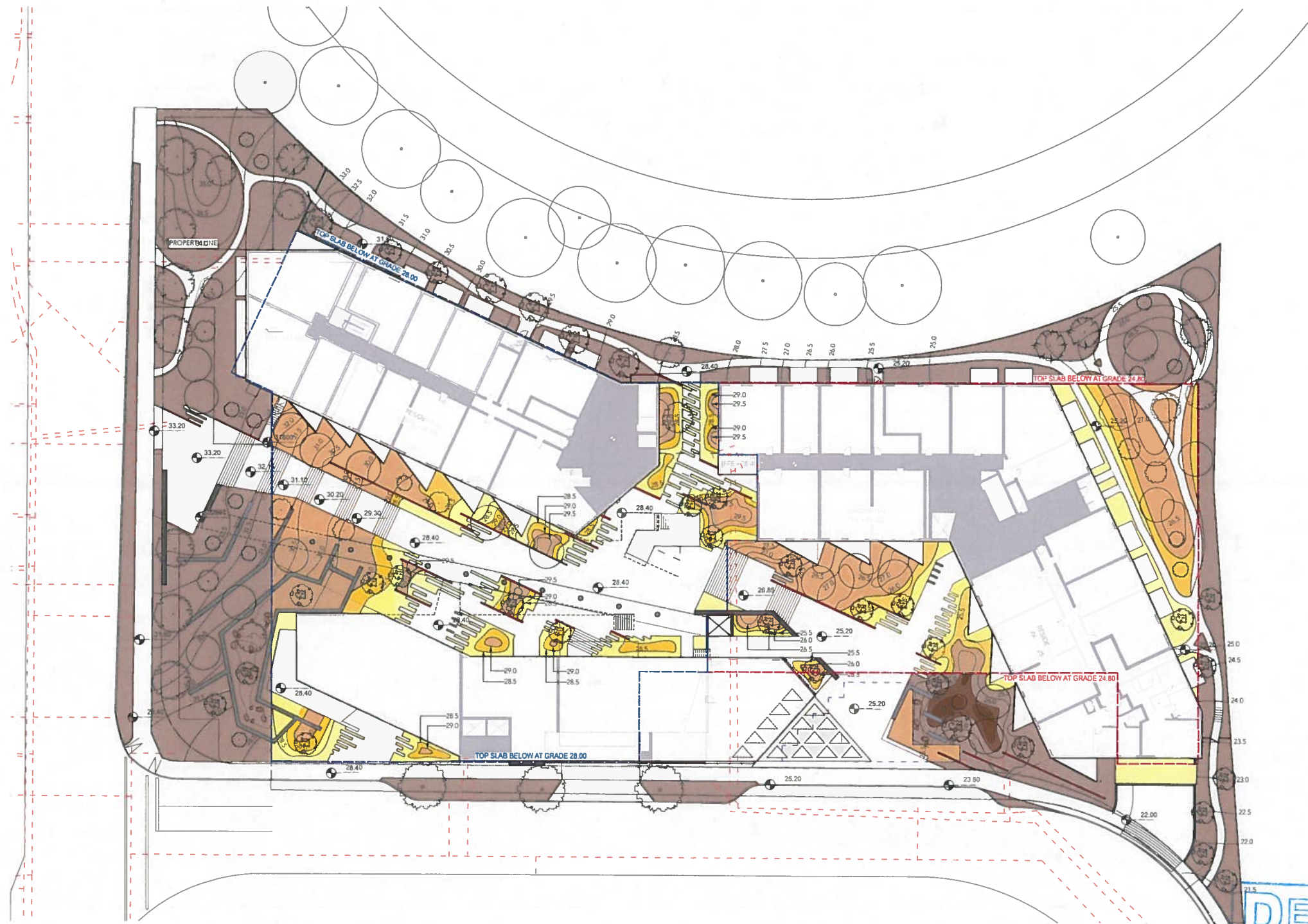
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GLANFORD AVENUE, SAANICH - BC

GROUND LEVEL SOIL DEPTH PLAN

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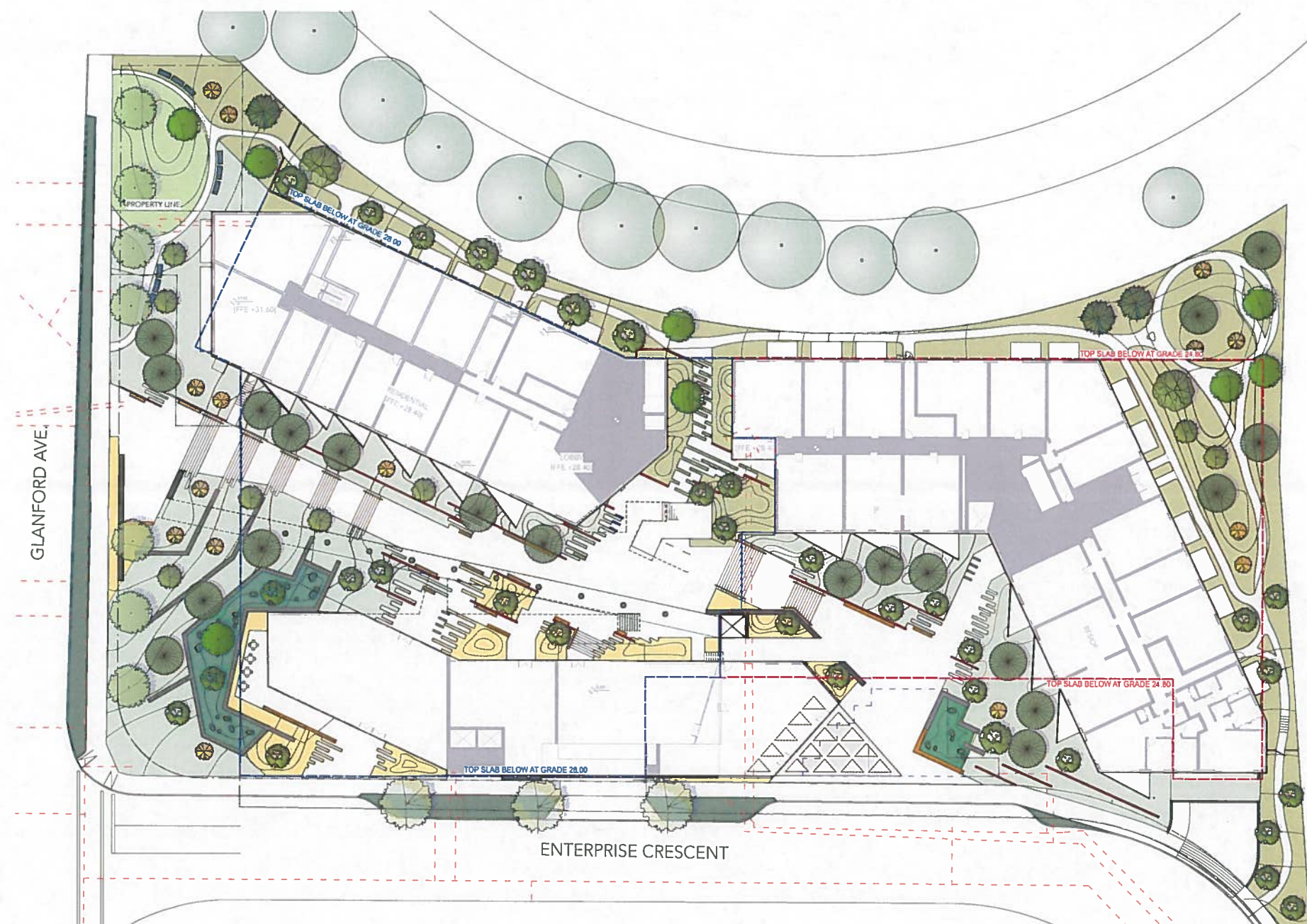


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L1.2

PLANTING TYPOLOGY:

- 1 **GARRY OAK ECOSYSTEM (WOODLAND OR MEADOW)**
 - RE-STORE NATIVE ECOSYSTEM THEMATIC, PROVIDING HABITAT FOR LOCAL INSECTS AND WILDLIFE
 - AUGMENT EXISTING TREES WITH REGIONALLY ADAPTED SPECIMEN ARBUTUS AND GARRY OAK TREES
 - GROUNDLEVEL TEXTURE: TAPESTRIES OF WILD FLOWERS, ROCK OUTCROPS, AND INTENSE SEASONAL COLOURS BORDERED BY GRASSES AND NATIVE SHRUBS
- 2 **ACCENT PERENNIAL GARDENS**
 - PROVIDE BURSTS OF COLOUR AND YEAR-ROUND TEXTURE AT KEY BUILDING ENTRIES AND VISIBLE NODES OF THE PUBLIC REALM.
 - YELLOW, BLUES, LIME GREEN AND ORANGE HUES WITH WIND-RESPONSIVE GRASSES, SEDGES AND PERENNIALS
- 3 **RAIN GARDENS**
 - BIORETENTION FACILITY: NATURAL FILTRATION, TREATMENT AND STORAGE OF WATER RUNOFF FROM ON-SITE IMPERVIOUS AREAS
 - POTENTIAL TO RECHARGE ON-SITE GROUNDWATER AND PLANTERS
 - WATER TOLERANT PLANTS
 - (OPTIONAL)
- 4 **STREETSCAPE**
 - FOUNDATION PLANTING OF HARDY SHRUBS AND BROADLEAF EVERGREENS TO SOFTEN VERTICAL FACE OF TERRACED WALLS, STAIRS AND BUILDING FRONTAGE
 - LARGE STREET TREES WITH SEASONAL INTEREST AND UNIFORM HABIT
 - YEAR-ROUND PLANTING BUFFER TO VEHICULAR TRAFFIC
- 5 **LAWN AREA**
 - MOUNDED GRASS AREA FOR PASSIVE RECREATION



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GLANFORD AVENUE, SAANICH - BC

GROUND LEVEL LANDSCAPE PLANTING TYPOLOGY

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L1.3

PLANTING LIST:

GARRY OAK ECOSYSTEM WOODLAND - SHADE:

Latin Name	Common Name	Scheduled Size	Spacing	Notes	Saanich Tree Classification
TREES:					
Acer macrophyllum	Big Leaf Maple	4cm cal	as shown	B&B Specimen, Multistem	Large
Arbutus menziesii	Arbutus	3cm cal	as shown	B&B Specimen	Medium
Cornus nuttallii 'Eddie's White Wonder'	Eddie's Pacific Dogwood	5cm cal	as shown	B&B Specimen	Small
Crataegus douglasii	Black Hawthorn	7cm cal	as shown		Small
Pinus contorta var. contorta	Shore Pine	3m ht.	as shown	B&B Specimen	Medium
Pseudotsuga menziesii	Douglas Fir	3m ht.	as shown	B&B	Large
Quercus garryana	Garry Oak	3cm cal.	as shown	Multi-Stem Specimen	Large
SHRUBS:					
Arbutus unedo 'Compacta'	Compact Strawberry Bush	#3 Pot	750mm		
Gaultheria shallon	Salal	#1 Pot	600mm		
Mahonia aquifolium	Oregon Grape Holly	#2 Pot	750mm		
Rosa gymnocarpa	Baldhip Rose	#2 Pot	750mm		
PERENNIALS, GRASSES, GROUND COVER:					
Achillea millefolium	Yarrow	#1 Pot	300mm		
Festuca 'Idahoensis'	Idaho Fescue	#1 Pot	450mm		
Fragaria chiloensis	Coastal Strawberry	#1 Pot	300mm		
Fragaria x ananassa	Strawberry	#1 Pot	300mm		
Fritillaria imperialis	Crown Imperial	#1 Pot	450mm		
Polystichum mun Lum	Western sword fern	#2 Pot	750mm		

GARRY OAK ECOSYSTEM MEADOW - SUN:

Latin Name	Common Name	Scheduled Size	Spacing	Notes	Saanich Tree Classification
TREES:					
Acer macrophyllum	Big Leaf Maple	6cm cal.	as shown	B&B Specimen, Multistem	Large
Arbutus menziesii	Arbutus	3cm cal.	as shown	B&B Specimen	Medium
Cornus nuttallii 'Eddie's White Wonder'	Eddie's Pacific Dogwood	5cm cal	as shown	B&B Specimen	Small
Crataegus douglasii	Black Hawthorn	7cm cal	as shown		Small
Pinus contorta var. contorta	Shore Pine	3m ht.	as shown	B&B Specimen	Medium
Pseudotsuga menziesii	Douglas Fir	3m ht.	as shown	B&B	Large
Quercus garryana	Garry Oak	3cm cal	as shown	Multi-Stem Specimen	Large
SHRUBS:					
Cornus sericea 'Kelsey'	Kelsey Dogwood	#2 Pot	750mm		
Philadelphus lewisii 'Blizzard'	Blizzard Mockorange	#2 Pot	900mm		
Rosa nutkana	Nootka Rose	#2 Pot	750mm		
Sambucus racemosa	Red Elderberry	#2 Pot	750mm		
Symphoricarpos alba	Snowberry	#2 Pot	900mm		
PERENNIALS, GRASSES, GROUND COVER:					
Achillea millefolium	Yarrow	#1 Pot	300mm		
Aquilegia formosa	Red Columbine	#1 Pot	300mm		
Camassia leichlinii	Great Camas	#1 Pot	300mm		
Collinsia parviflora	Small-flowered blue-eyed Mary	#1 Pot	300mm		
Deschampsia caespitosa	Tufted Hair Grass	#2 Pot	300mm		
Festuca occidentalis	Green Fescue	#1 pot	300mm		
Heuchera micrantha	Small-Flowered Alumroot	#1 Pot	300mm		
Lilium columbianum	Tiger Lily	#1 Pot	300mm		
Lupinus polyphyllus ssp. pallidipes	Large-Leaved Lupine	#1 Pot	300mm		
Ranunculus occidentalis	Western Buttercup	#1 Pot	300mm		

ACCENT PERENNIAL GARDENS:

Latin Name	Common Name	Scheduled Size	Spacing	Notes	Saanich Tree Classification
TREES:					
Cornus nuttallii 'Eddie's White Wonder'	Eddie's Pacific Dogwood	5cm cal	as shown	B&B Specimen	Small
SHRUBS:					
Sarcococca hookeriana var. humilis	Himalayan Sweet Box	#2 Pot	600mm		
Spiraea douglasii	Rose Spiraea	#2 Pot	1200mm		
PERENNIALS, GRASSES, GROUND COVER:					
Calamagrostis stricta	Slimstem Reedgrass	#1 pot	300mm		
Carex elata 'Aurea'	Bowles Golden Sedge	#1 pot	600mm		
Euphorbia characias subsp. wulfenii	Spurge	#2 Pot	600mm		
Festuca 'Idahoensis'	Idaho Fescue	#1 pot	450mm		
Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	#3 pot	900mm		
Nepeta x faassenii	Catmint	#1 Pot	600mm		

RAIN GARDEN:

Latin Name	Common Name	Scheduled Size	Spacing	Notes	Saanich Tree Classification
TREES:					
Crataegus douglasii	Black Hawthorn	7cm cal	as shown		Small
Cornus nuttallii 'Eddie's White Wonder'	Eddie's Pacific Dogwood	5cm cal	as shown	B&B Specimen	Small
PERENNIALS, GRASSES, GROUND COVER:					
Carex densa	Dense Sedge	#1 pot	600mm		
Iris versicolor	Purple Iris	#1 Pot	300mm		
Juncus effusus	Soft Common Rush	#1 Pot	600mm		
SHRUBS:					
Escallonia 'Pink Princess'	Escallonia	#2 Pot	600mm		Large
Lonicera nitida	Wilson's honeysuckle	#2 Pot	750mm		
Rosa nutkana	Nootka Rose	#2 Pot	750mm		Small
PERENNIALS, GRASSES, GROUND COVER:					
Helictotrichon sempervirens	Blue Oat Grass	#2 pot	750mm		

NOTES:
 1. ALL PLANT MATERIAL AND LANDSCAPING PRACTICES SHALL BE COMPLIANT WITH THE LATEST EDITION OF THE BC LMA NURSERY STANDARD
 2. IN CASE OF DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLANS, THE LATTER SHALL PREVAIL.
 3. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION AND SPACING TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION.
 4. ALL PLANT MATERIAL TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD
 5. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY STANDARDS, INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED
 6. FINAL LOCATIONS, QUANTITIES, TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING FOR DISTRICT OF SAANICH
 7. NEW TREE MUST BE OF GOOD STANDARD, VARIETAL & OR CALLIPER AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL.
 8. ROOT BARRIERS SHALL BE 8FT LONG AND 18 INCHES DEEP. PLANTING DEPTH IN ROOT BALL MUST BE BELOW SIDEWALK GRADE. NEW STREET TREES TO BE COVERED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.

PRELIMINARY PLANT IMAGES:

GARRY OAK ECOSYSTEM WOODLAND - SHADE:



GARRY OAK ECOSYSTEM MEADOW - SUN:



ACCENT PERENNIAL GARDENS:



RAIN GARDEN:



STREET SCAPE:



loci
 LANDSCAPE ARCHITECTURE + URBAN DESIGN

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PLOT INFO:
 PLOT 15A14 LOCATION

NOTES
 NO DESCRIPTION

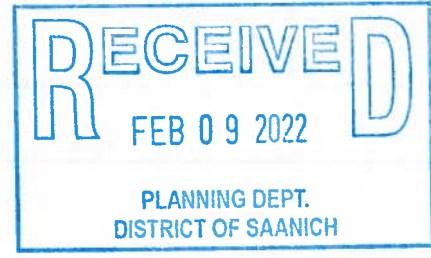
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GLANFORD AVENUE, SAANICH - BC

LANDSCAPE PLANT LIST AND PALETTE

DATE: AUGUST 6TH 2021
 DRAWN BY: CB
 CHECKED BY: ME
 SCALE: 1:200
 JOB NUMBER: 19166



L1.4

LEGEND

-  EXISTING TREES TO REMAIN AND PROTECT
-  PROPOSED UTILITIES REFER TO CIVIL
-  TOP SLAB BELOW AT GRADE 24.80
-  TOP SLAB BELOW AT GRADE 28.00
-  PROPERTY LINE
-  2M - 3M BUILDING SETBACK
-  1M PROPERTY LINE SETBACK
-  CISTERN - REFER TO CIVIL
-  TREES LOCATED ON SAANICH OWNED LAND
-  ROOT BARRIER








OFFSETS:

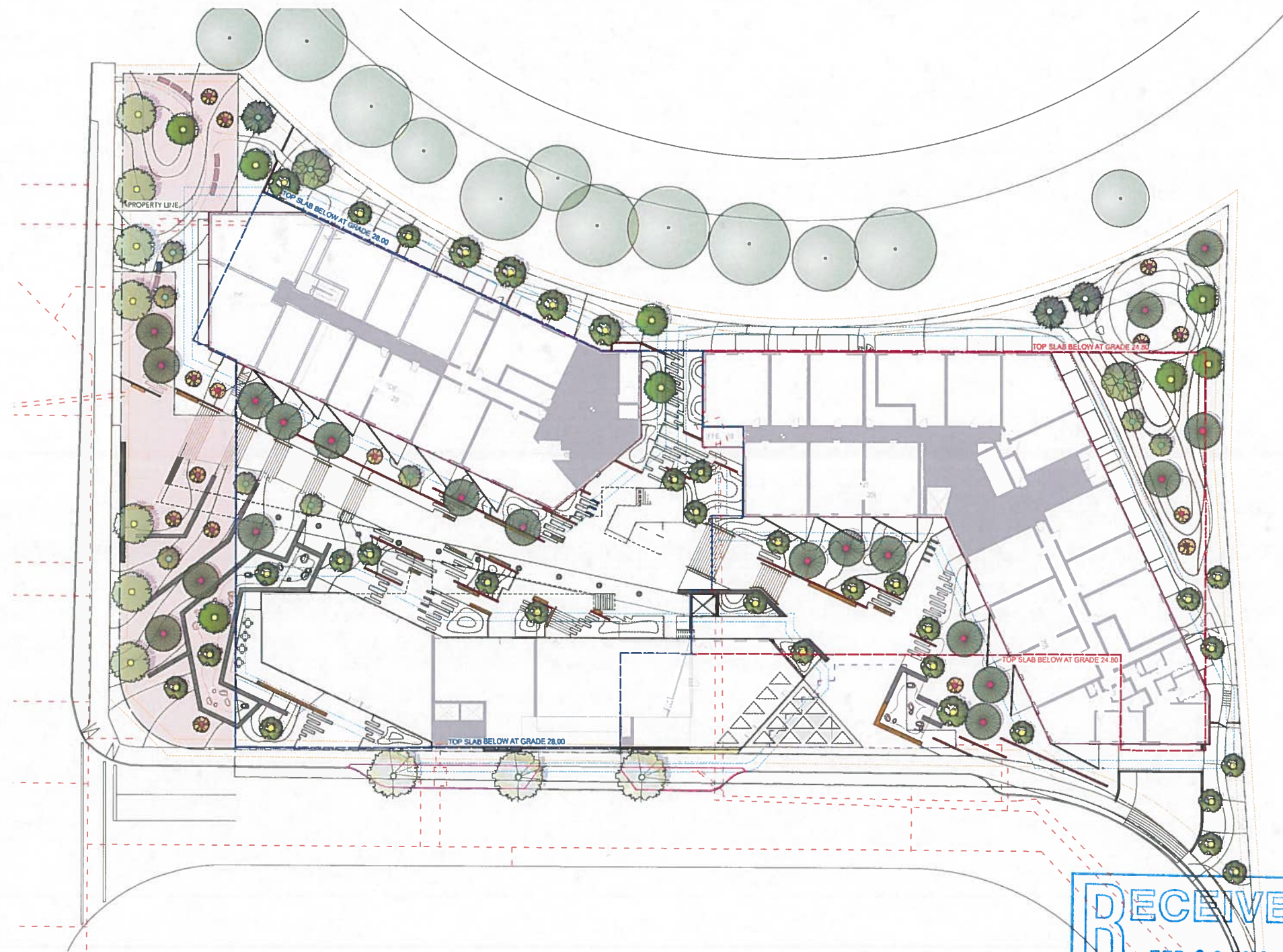
- SMALL TREES 2M FROM BUILDING
- LARGE/MEDIUM TREES 3M FROM BUILDING
- LARGE/MEDIUM TREES 1M FROM PROPERTY LINE
- ALL TREES 1.5M FROM UTILITIES

NOTE:

- REFER TO L1.4 FOR PLANT SPECIES, SPACING AND SIZES.
- ALL TREES RECEIVE AUTOMATIC IRRIGATION ON AND OFF SITE.
- IRRIGATION FOR THE BOULEVARD TREES SHALL BE PROVIDED BY THE PROPERTY OWNER FROM THEIR IRRIGATION SYSTEM ON ITS OWN IRRIGATION ZONE SUITABLE FOR TREE WATERING SEPARATE TO THE SURROUNDING LANDSCAPE.
- TOTAL # OF EXISTING TREES: 48 (AS PER ARBORIST REPORT)
- THE TOTAL OF TREES TO BE REMOVED: 48 (AS PER ARBORIST REPORT)
- THE TOTAL OF EXISTING TREES TO REMAIN: 0 (AS PER ARBORIST REPORT)
- THE TOTAL OF PROPOSED TREES: 100
- PROPOSED TREE REPLACEMENT RATIO ~ 3:1

OVERALL TREES LIST:

Symbols	Latin Name	Common Name	Scheduled Size	Quantity	Saanich Tree Classification
	TREES:				
	Acer macrophyllum	Big Leaf Maple	6cm cal.	2	Large
	Arbutus menziesii	Arbutus	3cm cal.	15	Medium
	Cornus nuttallii 'Eddie's White Wonder'	Eddie's Pacific Dogwood	5cm cal.	34	Small
	Crataegus douglasii	Black Hawthorn	7cm cal.	8	Small
	Pinus contorta var. contorta	Shore Pine	3m ht.	20	Medium
	Pseudotsuga menziesii	Douglas Fir	3m ht.	3	Large
	Quercus garryana	Garry Oak	3cm cal.	8	Large
	Fraxinus latifolia	Oregon Ash	6cm cal.	3	Large
	Crataegus x lavalleyi	Lavelle Hawthorn	7cm cal.	7	Small



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PLOT INFO.
PLOT 15141P LOCATION

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G	REZONING / DEVELOPMENT PERMIT RE-SUBMISSION	2020-07-03
F	REZONING / DEVELOPMENT PERMIT RE-SUBMISSION	2020-06-19
E	ISSUED FOR REZONING / DEVELOPMENT PERMIT	2020-02-18

GLANFORD AVENUE, SAANICH - BC

GROUND LEVEL TREE LOCATION + CLASSIFICATION

DATE: AUGUST 6TH 2021
DRAWN BY: CB
CHECKED BY: ME
SCALE: 1:200
JOB NUMBER: 19166

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DISTRICT OF SAANICH



L1.5

LEGEND

-  EXISTING TREES TO REMAIN AND PROTECT
-  PROPOSED UTILITIES REFER TO CIVIL
-  TOP SLAB BELOW AT GRADE 24.80
-  TOP SLAB BELOW AT GRADE 28.00
-  PROPERTY LINE
-  2M - 3M BUILDING SETBACK
-  1M PROPERTY LINE SETBACK
-  CISTERN - REFER TO CIVIL
-  TREES LOCATED ON SAANICH OWNED LAND
-  ROOT BARRIER

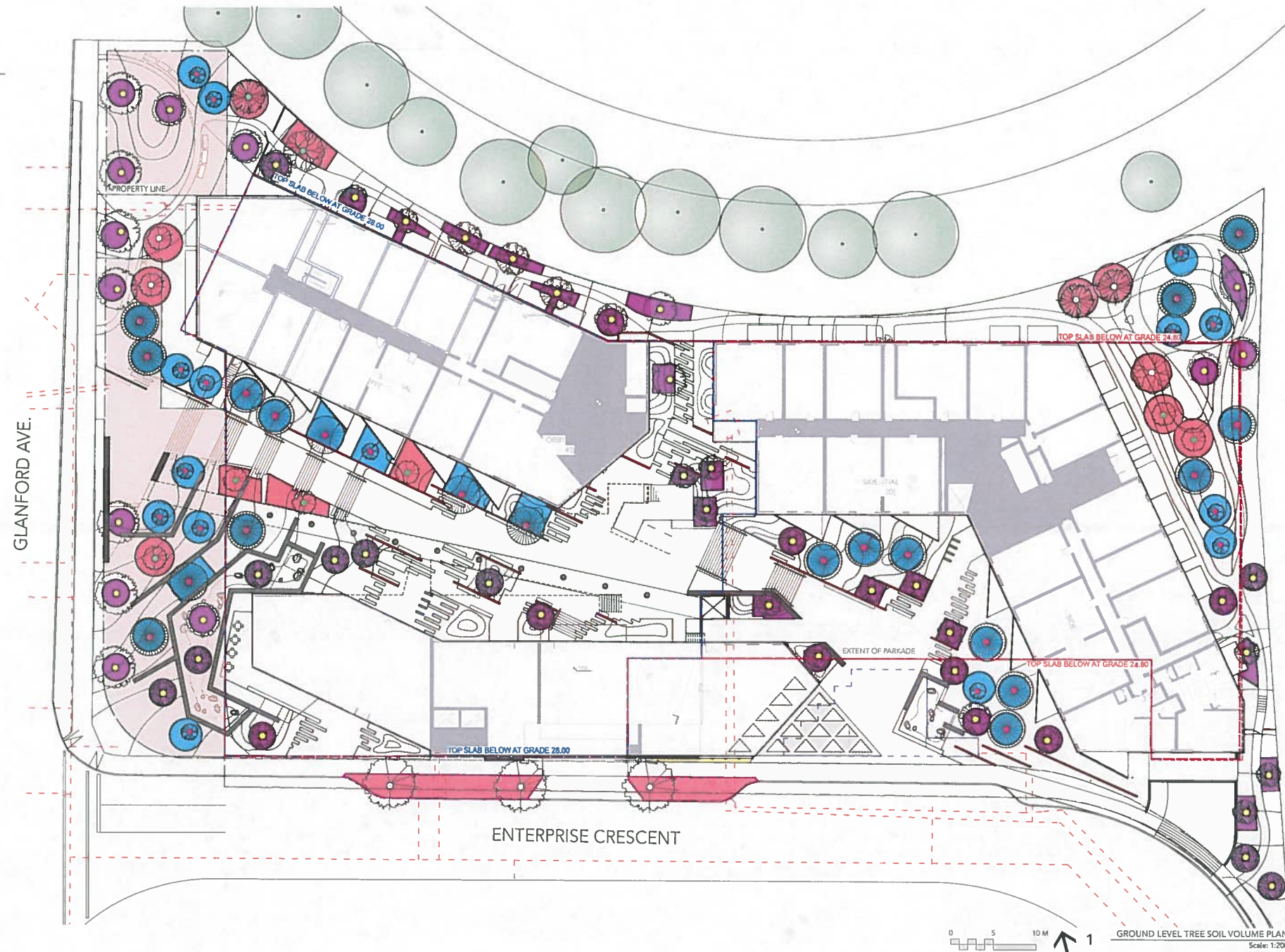
SOIL VOLUME PER TREE - TO DISTRICT OF SAANICH STANDARDS:

-  LARGE - 16m³
-  MEDIUM - 12m³
-  SMALL - 8m³

EX: 16m² x 1 = 16m³
AVG DEPTH PER TREE = 1m

NOTE:

- REFER TO L1.4 FOR PLANT SPECIES, SPACING AND SIZES
- ALL TREES RECEIVE AUTOMATIC IRRIGATION ON AND OFF SITE.
- IRRIGATION FOR THE BOULEVARD TREES SHALL BE PROVIDED BY THE PROPERTY OWNER FROM THEIR IRRIGATION SYSTEM ON ITS OWN IRRIGATION ZONE SUITABLE FOR TREE WATERING SEPARATE TO THE SURROUNDING LANDSCAPE.
- TOTAL # OF EXISTING TREES: 48 (AS PER ARBORIST REPORT)
- THE TOTAL OF TREES TO BE REMOVED: 48 (AS PER ARBORIST REPORT)
- THE TOTAL OF EXISTING TREES TO REMAIN: 0 (AS PER ARBORIST REPORT)
- THE TOTAL OF PROPOSED TREES: 100
- PROPOSED TREE REPLACEMENT RATIO - 3:1



GROUND LEVEL TREE SOIL VOLUME PLAN
Scale: 1:200

NOTES
NO DESCRIPTION

ISSUED / REVISIONS		
NO	DESCRIPTION	DATE
L	RE ISSUED FOR DP	2022-02-04
K	RE ISSUED FOR DP	2021-08-06
J	ISSUED FOR COORDINATION	2021-07-20
I	ISSUED FOR REVIEW	2021-06-02
H	ISSUED FOR CLIENT REVIEW	2021-05-21
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GLANFORD AVENUE, SAANICH - BC

GROUND LEVEL TREE SOIL VOLUME PLAN

DATE: AUGUST 6TH 2021
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L1.6

NOTES

NO	DESCRIPTION

ISSUED / REVISIONS

NO	DESCRIPTION	DATE
L	RE ISSUED FOR DP	2022-02-04
K	RE-ISSUED FOR DP	2021-08-06
J	ISSUED FOR COORDINATION	2021-07-20
I	ISSUED FOR REVIEW	2021-06-02
H	ISSUED FOR CLIENT REVIEW	2021-05-21
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GLANFORD AVENUE, SAANICH - BC

GLANFORD FRONTAGE PERSPECTIVE

DATE: AUGUST 6TH 2021
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SCALE: 1:200
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L2.0



NOTES

NO	DESCRIPTION

ISSUED / REVISIONS

NO	DESCRIPTION	DATE
L	RE-ISSUED FOR DP	2022-02-04
K	RE-ISSUED FOR DP	2021-08-06
J	ISSUED FOR COORDINATION	2021-07-20
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GLANFORD AVENUE, SAANICH - BC

PASEO MAIN STAIRS PERSPECTIVE

DATE: AUGUST 6TH 2021
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SCALE: 1:200
JOB NUMBER: 19166

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DISTRICT OF SAANICH

L2.1



NOTES

NO	DESCRIPTION

ISSUED / REVISIONS

NO	DESCRIPTION	DATE
L	RE-ISSUED FOR DP	2022-02-04
K	RE-ISSUED FOR DP	2021-08-06
J	ISSUED FOR COORDINATION	2021-07-20
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H	ISSUED FOR CLIENT REVIEW	2021-05-21
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GLANFORD AVENUE, SAANICH - BC

PUBLIC PASEO PERSPECTIVE

DATE: AUGUST 6TH 2021
DRAWN BY: CB
CHECKED BY: ME
SCALE 1:200
JOB NUMBER: 19166

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DISTRICT OF SAANICH

L2.2

PLOT INFO.
PLOT STAMP LOCATION

NOTES

NO DESCRIPTION

ISSUED / REVISIONS

NO	DESCRIPTION	DATE
L	RE-ISSUED FOR DP	2022-02-01
K	RE-ISSUED FOR DP	2021-08-06
J	ISSUED FOR COORDINATION	2021-07-20
I	ISSUED FOR REVIEW	2021-06-02
H	ISSUED FOR CLIENT REVIEW	2021-05-21
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GLANFORD AVENUE, SAANICH - BC

PASEO LOWER STAIRS PERSPECTIVE

DATE: AUGUST 6TH 2021
DRAWN BY: CB
CHECKED BY: ME
SCALE: 1:200
JOB NUMBER: 19166



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DISTRICT OF SAANICH

L2.3

NOTES

NO	DESCRIPTION

ISSUED / REVISIONS

NO	DESCRIPTION	DATE
L	RE-ISSUED FOR DP	2022-02-04
K	RE-ISSUED FOR DP	2021-08-06
J	ISSUED FOR COORDINATION	2021-07-20
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GLANFORD AVENUE, SAANICH - BC

LOWER TERRACE
PERSPECTIVE

DATE: AUGUST 6TH 2021
DRAWN BY: CB
CHECKED BY: ME
SCALE: 1:200
JOB NUMBER: 19166



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DISTRICT OF SAANICH

L2.4



loci
LANDSCAPE ARCHITECTURE + URBAN DESIGN

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WWW.LOCI.CA

SHAPE
Architecture Inc

534 WEST PENDER STREET
VANCOUVER, BC CANADA
V6B 1T8
TEL: 604.681.4455
EMAIL: info@shape.ca
WWW.SHAPEARCHITECTURE.COM

PLOT INFO.
PLOT STAMP LOCATION

NOTES

NO DESCRIPTION

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GLANFORD AVENUE, SAANICH - BC

LOWER RAIN GARDEN
PERSPECTIVE

DATE: AUGUST 6TH 2021

DRAWN BY: CB
CHECKED BY: ME
SCALE: 1:250
JOB NUMBER: 19166



L2.5



NOTES
NO DESCRIPTION

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K	RE-ISSUED FOR DP	2021-08-06
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GLANFORD AVENUE, SAANICH - BC

COMMERCIAL PATIO AND ENTRY PERSPECTIVE

DATE: AUGUST 6TH 2021
DRAWN BY: CB
CHECKED BY: ME
SCALE: 1:200
JOB NUMBER: 19166



L2.6



NOTES

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GLANFORD AVENUE, SAANICH - BC

**GLANFORD AND ENTERPRISE
FEATURE CORNER
PERSPECTIVE**

DATE: AUGUST 6TH 2021
DRAWN BY: CB
CHECKED BY: ME
SCALE: 1:200
JOB NUMBER: 19166

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L2.7