

July 09, 2025

District of Saanich – Current Planning
770 Vernon Avenue
Victoria, B.C., V8X 2W7

Attn: Andrea Pickard Andrea.Pickard@saanich.ca

**Re: Rezoning Application
Site-wide Phased Master Development Permit Application
Subdivision Application**

Address: 773, 755 Cordova Bay Road & 5371 Alderley Road
DAU project #: 2211

On behalf of Aragon (Cordova Bay) Properties Ltd., our team is proud to submit this application for a Site-wide Phased Master Rezoning and Development Permit and Subdivision Applications.

The rationale, planning, and urban design supporting the application represent the culmination of a thoughtful planning and consultation process that begun in 2014. This comprehensive urban design plan aims to guide the phased redevelopment of the heavily disturbed former Trio Lands quarry site into a mixed residential community located just minutes from the Cordova Bay Village amenities. It protects a large Douglas Fir Ecosystem Area, with 400 onsite trees being preserved, and offers Saanich a unique opportunity to fulfill the objectives of both the Official Community Plan and the Provincial Housing Supply Order. The plan also includes the provision of two parks, childcare facilities, community amenity spaces, 1.1 km of separated bike lanes, improvements to the Cordova Bay Road frontage, and the creation of vital pedestrian connections to neighbourhood trails and open spaces that are essential to the broader community.

Introduction

The subject property is a 26.8-acre former sand and gravel quarry at Cordova Bay Road and Fowler Road in Saanich. This Rezoning Application is based on a Comprehensive Development Plan conceived over several years of adaptive re-use, feasibility study, remediation, research, liaison with District of Saanich Municipal Planners, and urban design by DAU Studio and an integrated team of engineers. The redevelopment of the spent industrial site is conceived as a mixed-residential neighbourhood designed according to Smart-Growth and walkable 15-minute Community Planning principles. The site plan geometries and building placement were largely driven by sub-grade geotechnical conditions, topography, allowable road

grades, some 400 trees worth preserving, as well as by best practices of contextual fit, access to sunlight, and views.



Comprehensive Development Plan by DAUSTUDIO

Urban Design Principles

The comprehensive planning process, and the comprehensive development plan created, were driven by these Urban Design Principles and Goals:

- Provide a wide variety of housing types and scales for a diverse population.
- Contribute, connect, and integrate with surrounding streets, neighbourhoods, parks, and amenities.
- Design a human-scale, compact and walkable neighbourhood.
- Make traffic-calmed and shared streets and circulation networks.
- Acknowledge site history and embrace neighbourhood qualities.
- Work in harmony with nature to restore, preserve and augment a rich, sustainable landscape.

Site and Neighbourhood Fit

Planning for the site has been ongoing since 2014. During this time, the site underwent extensive testing, pre-loading for future load capabilities, and regrading to achieve viable slopes and elevations. At the same time, the industrial mining zoning of the property facilitated use by the owners Aragon (Cordova Bay) Properties to process and use excavated and imported material for those remedial modifications of the site. While the redevelopment of this spent industrial site will require further manipulation, that work will be put toward making workable, accessible, and

picturesque building sites for the neighbourhood. It will be a natural extension of the surrounding residential areas, while adding to needed housing supply and housing choices next to Sayward Hill and Mattick's Farm.

Importantly, the redevelopment of the Trio quarry will house a growing residential population on the shoulder of Cordova Bay Village Centre without unnecessary sprawl onto arable lands or natural areas. The Trio site will join the long-standing Fowler Road – Lochside Trail residential areas and the later Mattick's Farm and Sayward Hill neighbourhoods in moving towards a more complete semi-rural village.

Due to its inherited topography, the site is bounded almost completely by inward and outward sloped embankments that separate it from the adjacent single-family residential streets. This separation has been taken advantage of by positioning several multi-storey buildings on what the sloped areas with proper structural foundation have capacity for and thereby mitigating their impact on views from the surrounding houses above. In addition, this strategy allows for increased setback distances that can accommodate trees and landscaping. The increased setback provides a buffer between the adjacent properties, keeping the desired separation to allow for potential agricultural uses of adjacent properties.

Low-rise housing has been placed adjacent to the tree buffers on the wider open areas to the south and east where they will be more visible from adjacent streets and buildings in the areas to the south. The proposed mix of residential building types will allow the redevelopment plan to meet the needs of a growing population that seeks a variety of housing types. This includes those looking to age or raise a new family in Cordova Bay, as well as those migrating from elsewhere. This strategy will help increase the capacity of the Cordova Bay Village in a way that preserves the unique qualities of the place.



Diagram of proposed building heights

Policies and Parameters

The Trio Comprehensive Development Plan balances multi-faceted priorities of the former quarry site and project proforma, while meeting the intent of the District of Saanich Planning goals. The proposed plan and its enabling zoning bylaw will show best practices for progressive, sustainable urban design. The proposed CD Zone sets up a framework for diverse uses while integrating with the community's envisioned future form in terms of:

Density: The proposed property-wide Floor Space Ratio (FSR) is 1.70 to 1. Calculated densities are proposed for individual building sites because of strategic and proper arrangements of building types and sizes that form the urban design plan.

Land Use: In addition to the primarily residential use of the site, other uses are included in the proposed zone to support future residents and the surrounding community. These include spaces for child-care, neighbourhood commercial such as small-scale retail, café, office, personal services, and medical services etc.

Height: A range of building forms and heights from 3 to 11 storeys are proposed. Low-rise buildings are located adjacent to neighbouring low-rise buildings on Menawood Place and along Cordova Bay Road. Mid-rise buildings have been distributed along wider public rights-of-way and open spaces where sub-soil conditions are favourable. The three higher mid-rise buildings are located where their apparent height is mitigated by the significant change in grade. These steeply sloped sites also allow substantial setbacks and tree buffers to the adjacent, agriculturally zoned properties.

Urban
Containment
Boundary
(UCB)



Site in context

The former Trio Quarry site adjoins properties that front onto Alderley Road, outside the UCB and is subject to policies intended to avoid potential interference with and threat to agricultural activities from proximate residential and public uses proposed in this Rezoning Application. The long-term effect intended by the Saanich Zoning Policy and OCP Guidelines is understood and respected. The proposal includes thoughtful consideration of this matter and while not a literal application of all, it reflects and complies with the intent and relevant details of the pertinent Saanich Bylaws, OCP and Guidelines, as well as Planning Staff input.

The proposed plan, on which the Rezoning Application is based, follows principles of compact urban design that include specific measures to avoid land-use conflicts. The placement of the proposed future buildings will achieve adequate separation and buffering. A combination of increased setbacks, large areas of new tree and understory landscaping, and significantly, a substantial change in grade elevation between future development along Alderley Road and that proposed on the subject property.

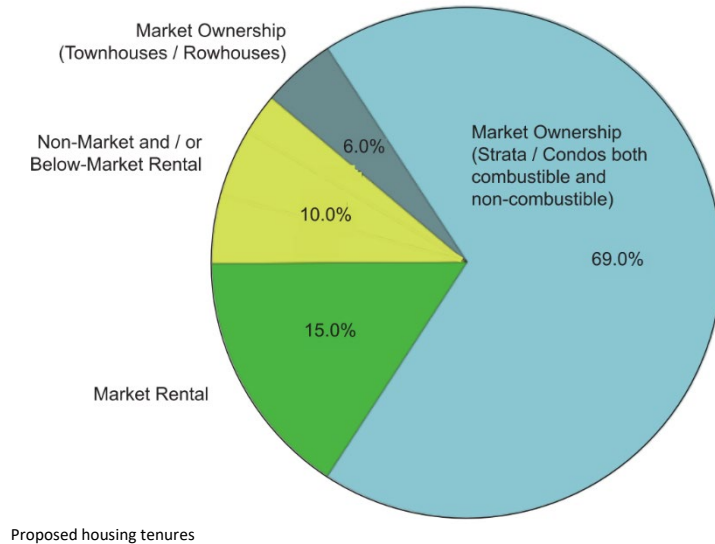
In addition, the massing of the buildings proposed along this boundary has been designed to maintain wide, foreground and distant-view corridors, as well as sun exposure between and above buildings for properties on part of Alderley Road. For details of this aspect of the proposed new zone, please see the Appendix C, Section titled 'The Urban Containment Boundary: Interpretation and Intention of the Proposed Redevelopment Plan', in the Urban Design Manual accompanying the Application.



Change in elevation

In addition, the massing of the buildings proposed along this boundary has been composed to maintain wide, distant-view corridors between buildings for the residents on the higher land along Alderley. For details of this issue, please see the section: The Urban Containment Boundary: Interpretation and Intention of the Proposed Redevelopment Plan, in Appendix C of the Urban Design Manual included under a separate cover as part of this Rezoning Application.

Housing for Future Residents



The redevelopment proposal for Trio Lands comprises 1,160 residential units. These will be in diverse building types including townhouses, low-rise and mid-rise structures. They will be in different sizes including units for families, seniors, and other household types. Tenure will include strata ownership as well as market and non-market and / or below

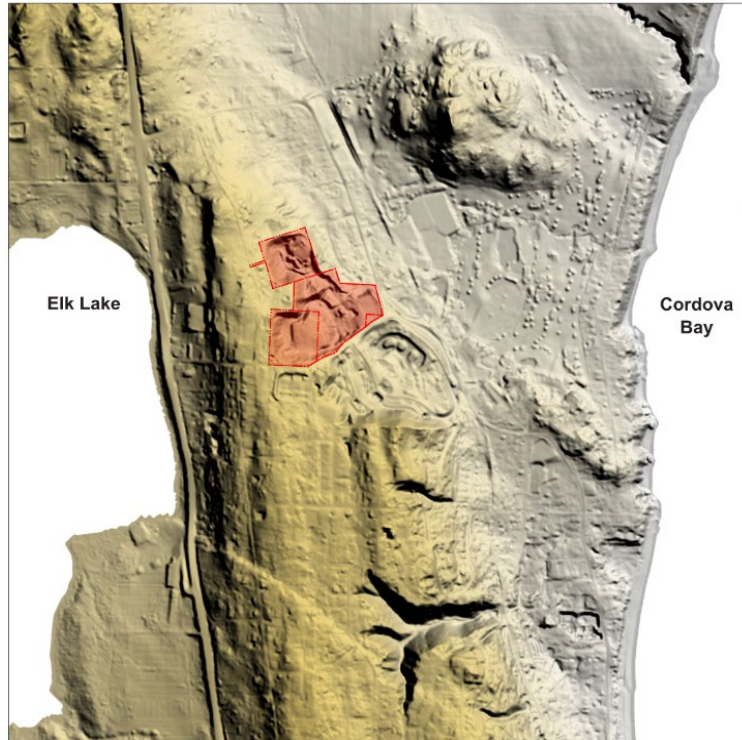
market rental. The significant number of housing units proposed affords Saanich a unique opportunity to achieve the objectives pertaining to housing goals of the Official Community Plan, and the Provincial Housing Supply Order.

Landscape and Open Space

The comprehensive plan for the redevelopment of the former industrial or brownfield site will repair and recreate a verdant landscape while offering an opportunity for smart growth and residential diversity. The plan features two new dedicated public parks. Park A is an oval shaped, naturalized local park at the north end with space for gathering, seating, trees, community gardens and accessible parking. Park B is a centrally located neighbourhood park and will feature a variety of settings for solitary and social uses as well as universal accessibility.

The parks, landscaped boulevards, rain-garden areas, and a significant number of preserved trees will be connected by a site-wide network of pathways. These will also be extended to connect via new pedestrian crossings to Lochside Trail and on-street cycling networks of the surrounding area.

Restoration and Repair



Topographical hill shade map of Cordova Bay

The perimeter areas of the Trio Lands site were spared complete excavation and destruction of the quarry activities over the decades. The redevelopment of the site affords the opportunity to restore, enhance and preserve the substantial number of trees and ecological zones including a large Douglas Fir Sensitive Ecosystem Area identified by the Saanich Environmental Services and Saanich Parks Department Staff as important.

Examining the broader land patterns in the region reveals a flat, low area that was likely a former floodplain, alongside a higher elevated area. The Trio Lands site is situated right at the boundary between these two geographic features. The gravel pit has noticeably carved into the elevated land, creating a distinct bite. Part of the proposed construction will involve filling this pit and bridging the gap from the top of the elevated area to nearly the bottom of the floodplain. This unique positioning is a part of the reason behind the numerous grade challenges.

The proposal will name and put in place protective guidelines for the phased adjacent site development to ensure the characteristic landscape is improved and stabilized, and that it will endure for future generations.

Public Infrastructure

Site-wide circulation is achieved with a variety of road types, including municipal public rights-of-way and private lanes within future strata lots. The three site access points include new pedestrian crossings on existing roads, for safer circulation and integration into the neighbourhood. Pedestrian sidewalks on both sides of the new streets, as well as over 1,100m of off-street trails will serve the new neighbourhood. As a result of ongoing coordination with District of Saanich staff, over 1,000m of separated bike lanes along Cordova Bay Road and through Cordova Hill Road are proposed.

Most of the vehicle parking will be under buildings leaving the ground level open for landscaping and community use. A modest amount of surface parking will be provided for visitors' convenience and designated drop-off and loading areas.

As well as following and realizing the Planning Department's aims and Council's mandate for accommodating population growth in Saanich, the proposed redevelopment project for this former industrial site in Cordova Bay area will meet Saanich Engineering Department's criteria for utilities and civil engineering, as well as those of Parks, Recreation and Community Services Department.

Neighbourhood Amenities

In addition to diverse housing options, open spaces, trails, bike lanes and improved traffic safety, the redevelopment will also provide the following amenities:

- Child-care (up to 35 spaces)
- Indoor common space for resident use and to share with the wider community.
- Potential for home-based businesses and remote working.
- The potential for a neighbourhood café.



Conceptual illustration

Construction
Phasing

The comprehensive planning process for Trio has been underway for many years, and the detailed planning, design, permitting and construction will take many more years to reach completion. Following the Rezoning and Site-wide Development Permit approvals, the project will go ahead in phases. Each phase will be subject to a Development Permit Amendment Application and will be reviewed against the Design Guidelines that are outlined in this submission.

This process will include careful planning to minimize the disturbance of on- and off-site residents during later phases of construction. Provisions have been made for staging and services of the expected project phases. Details of these will be part of development permit applications for each new building and site development. The first phase of redevelopment is expected to begin construction in 2027, and although difficult to foresee, full build-out of the project could take 20 to 25 years.

Conclusion

Aragon (Cordova Bay) Properties, DAU Studio and the whole Design Team have worked collaboratively with the District of Saanich Planners and Engineers to bring forward a design concept that will, initially and over time, accommodate needed housing, in a variety of building types, unit sizes and tenures, as well as supporting uses and new public parks and infrastructure. The phased development will breathe life into this former gravel quarry and improve public interface conditions and connections with the surrounding community.

It is expected that legal agreements will secure various amenities and commitments, subject to Aragon (Cordova Bay) Properties /District of Saanich discussion and approval.

We value the time and effort of staff in working with us since the outset of this comprehensive planning process and look forward to continued collaboration with staff through the completion of the Rezoning and Phased Master Development process. Please request clarifications or additional information that will aid in your review.

Sincerely,

DAU Studio architecture + urbanism



Franc D'Ambrosio, Architect AIBC Hon. PIBC FRAIC LEED AP
Founding Principal



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