5. LANDSCAPE DESIGN & SUSTAINABILITY

This document outlines landscape strategies for enhancing community identity, fostering healthy urban ecosystems, and promoting sustainability on the Trio Lands. The approach includes enhancing the urban canopy, managing stormwater through green infrastructure, and supporting biodiversity with climate-resilient plantings. The priority has been to preserve existing trees, restore site boundaries with native vegetation, and promote interactive learning about sustainable practices. These strategies align with the District of Saanich Development Area Permit guidelines to ensure sustainable and resilient urban development.

5.1 Placemaking & Community Identity

Material Selection:

- Reflect Regional Identity – Use native and climate-adapted plants to enhance biodiversity, reduce maintenance, and support water conservation, reinforcing a strong local identity.
- Prioritize Local Materials – Incorporate regionally sourced materials such as stone, wood, and pavers to strengthen the connection to place and promote sustainable sourcing.

Form and Character:

- Establish a Unique Sense of Place – Develop a cohesive visual identity that aligns with the local context while incorporating distinctive landscape and architectural features to foster community character.
- Integrate Nature and Views – Design landscapes, plazas, and public spaces to enhance connections to nature, framing key views and integrating green elements with built form and circulation networks.

Public Art:

- Enhance Wayfinding and Identity – Strategically integrate public art into key locations to reinforce a sense of place, support wayfinding, and create visual interest.

Cultural and Historic Integration:

- Incorporate Cultural and Historical Context – Design landscapes that reflect local history, cultural identity, and community values through art, materials, and interpretive elements.

5.2 Healthy Urban Ecosystems

Urban Forest:

- Enhance Canopy Cover – Integrate native and locally adapted trees throughout the site to build a resilient urban canopy and mitigate urban heat effects.
- Preserve Existing Trees – Prioritize the retention of existing trees when possible to maintain ecological value and character.
- Tree Replacement Strategy – Replace removed trees at a minimum ratio of 2:1 to sustain long-term canopy growth.
- Street Tree Integration – Align street tree placement with District of Saanich standards while balancing parking, pedestrian needs, and ecological benefits.

Green Infrastructure:

- Decentralized Stormwater Management – Implement a site-wide approach using rain gardens, bioswales, and bio-retention areas to manage water where it falls.
- Ecological Streetscapes – Design streets as green corridors by incorporating permeable boulevards, tree trenches, and planting that supports biodiversity and air quality.

Biodiversity:

- Native and Climate-Resilient Planting – Prioritize locally sourced native species to support pollinators, reduce maintenance, and enhance ecosystem resilience.
- Soil Conservation and Health – Minimize soil disturbance, retain organic matter, and encourage natural nutrient cycling to maintain ecological balance.
- Sustainable Landscape Management – Control invasive species, limit chemical inputs, and adopt Integrated Pest Management (IPM) practices.

Restoration of Site Boundaries:

- Protect and Enhance Sensitive Areas – Maintain native vegetation in ESAs, remove invasive species, and remediate ecosystems with appropriate native plantings.
- Stabilize and remediate Disturbed Edges – Utilize native plants and seeding to reinforce slopes, prevent erosion, and improve habitat connectivity.

Education and Engagement:

- Interactive Learning and Stewardship – Integrate interpretive signage and interactive elements to educate visitors on sustainable stormwater management, urban ecology, and habitat restoration.

5.3 Sustainability

Sustainable Maintenance and Resource Efficiency:

- Reduce Potable Water Use – Use native and climate-adapted plantings to lower irrigation needs and reliance on potable water.

Solar Shading and Micro-climates:

- Enhance Natural Shading – Use trees, vegetated structures, and green roofs to reduce building energy use and cool outdoor areas
- Mitigate Urban Heat Island Effect – Add vegetation and reflective materials to minimize heat retention, improve micro-climates, and support human and wildlife habitat.

Climate Resilient Design:

- Adapt to Changing Climate Conditions – Select resilient plant species, design microclimates to buffer extreme heat, and implement stormwater systems to manage severe weather events in alignment with Saanich Development Area Permit guidelines.

5.4 Connectivity & Active Communities

Accessibility:

- Inclusive Design – Prioritize accessibility in site planning to ensure features and spaces are usable by people of all abilities.

Connections to Parks:

- Seamless Park Access – Provide accessible and well-defined connections from roads and sidewalks to parks, for ease of movement for all users.
- Integrated Community Pathways – Facilitate direct access to parks from adjacent developments and neighbourhoods to encourage walking and rolling.

Connections with the Broader Community:

- Connected Mobility Network – Design routes through the site, linking to adjacent commercial areas, parks, residential neighbourhoods, and multi-modal path networks.

Wayfinding and Lighting:

- Wayfinding and Orientation – Implement clear directional signage, focal points, and landscape features to enhance navigation and site legibility.
- Pedestrian-Scale Lighting – Provide well-placed, energy-efficient lighting that prioritizes safety while adhering to dark-sky principles to minimize light pollution.

Streetscape and Stormwater Management:

- Complete Streets for All Users – Design streets that prioritize safety, accessibility (when possible), and a positive outdoor experience for pedestrians, cyclists, and transit users—not just vehicles.
- Green Infrastructure for Road Runoff – Incorporate stormwater management solutions such as bioswales and rain gardens to treat runoff before it leaves the site.






5.5 Parks & Open Space

Community Amenities:

- Social and Active Spaces – Provide seating, meeting areas, and gathering spaces that encourage community interaction and relaxation.
- Bike Parking and Connectivity – Ensure safe, accessible bike parking and connections to active transportation routes.

Local Scale Park:

- Green Oasis in a Roundabout – Design local park as a lush, visually appealing green space that enhances the roundabout's function as both a traffic-calming feature and a neighbourhood landmark.
- Layered Planting for Visual Interest – Incorporate a mix of trees, shrubs, and perennials to create a dynamic seasonal landscape while maintaining clear sight-lines for safety.
- Passive Recreation and Relaxation – Provide small-scale seating areas for rest and reflection, integrating low-maintenance, naturalistic planting to enhance the park's tranquility.
- Safe and Durable Pathways – Design paths with smooth, non-slip surfaces to accommodate pedestrians, strollers, and mobility devices, ensuring year-round accessibility.

Community Scale Park:

- Play Spaces for All Abilities – Develop inclusive play areas with accessible surfacing, varied play equipment, and shaded seating for caregivers.
- Terraced Landscapes and Planting on Slopes – Use stepped terraces, retaining walls, and planted slopes to stabilize terrain, manage stormwater, and create visually engaging landscapes.
- Multi-Use Gathering Spaces – Provide picnic areas, shaded seating, and flexible open spaces that can accommodate community events and casual gatherings.
- Resilient Paving for Accessibility – Use smooth, durable surfaces with controlled joints and contrasting colours to enhance wayfinding and support users with mobility challenges.
- Stormwater Integration and Natural Features – Incorporate rain gardens, bioswales, or other green infrastructure elements to manage runoff while adding ecological and aesthetic value.

5.6 Frontages & Private and Public Outdoor Spaces

Vegetation & Restorative Landscapes:

- Diverse and Site-Appropriate Planting – Select various species for their aesthetic value, ability to attract wildlife, and site adaptability, ensuring seasonal interest and ecological benefits.
- Restorative and Engaging Landscapes – Design visually captivating and interactive planting areas for indoor views and outdoor engagement with nature.

Stormwater Management:

- Integrated Green Infrastructure – Utilize bioswales, permeable paving, and rain gardens to manage stormwater, improve water quality, support native ecosystems, and reduce pressure on stormwater systems

Creating Healthy and Comfortable Outdoor Spaces:

- Safe and Inviting Public Spaces – Use trees, seating, and planting buffers to create shaded, visually appealing, and comfortable year-round pedestrian-friendly areas.
- Separation of Vehicles and Pedestrians – Use landscape design to clearly separate vehicular areas from pedestrian zones for safety and a more inviting public realm.
- Human-Scaled Design – Include seating, lighting, and planting to foster social interaction, comfort, and security in both private and public outdoor spaces.

Enhancing Private Outdoor Spaces:

- Encourage functional and aesthetically pleasing private outdoor spaces through balconies, rooftop gardens, courtyards and front yards/ backyards that integrate greenery and support biodiversity.

6. DEVELOPMENT DATA

Zoning
- Existing ..... M2 (Wholesale, Warehouse and Office), RM-3TR (Residential Mixed Zone and Recreation) & P4 (Open Space)
- Proposed ..... New Comprehensive Development (CD) Zone

Gross Site Area (with municipal triangle)[1] ..... 108,450 m2 (26.8 acres or 1,167,346 sq.ft.)
Gross Site Area (without municipal triangle)[1] .. 107,382 m2 (26.5 acres or 1,155,853 sq.ft.)

Park Dedication ..... 7,600 m2 (81,805 sq.ft.) (7% of gross site / 9% of net site)
- Park A ..... 1,060 m2 (11,410 sq.ft.)
- Park B ..... 6,540 m2 (70,396 sq.ft.)

Road Dedication
- Internal Roads / Cordova Bay Frontage..... 16,400 m2 (176,528 sq.ft.)

Net Site Area ..... 84,450 m2 (20.8 acres or 909,012 sq.ft.) (excluding roads, road dedication on Cordova Bay Rd and parks)

Gross Floor Area (GFA) ..... 143,550 m2 (1,545,159 sq.ft.)

Density
- Floor Space Ratio (FSR) ..... 1.323:1 (gross site) 1.7:1 (net site)
- Units per Acre (UPA) ..... 44 units per acre (107 units per hectare) (gross site) / 56 units per acre (136 units per hectare) (net site)

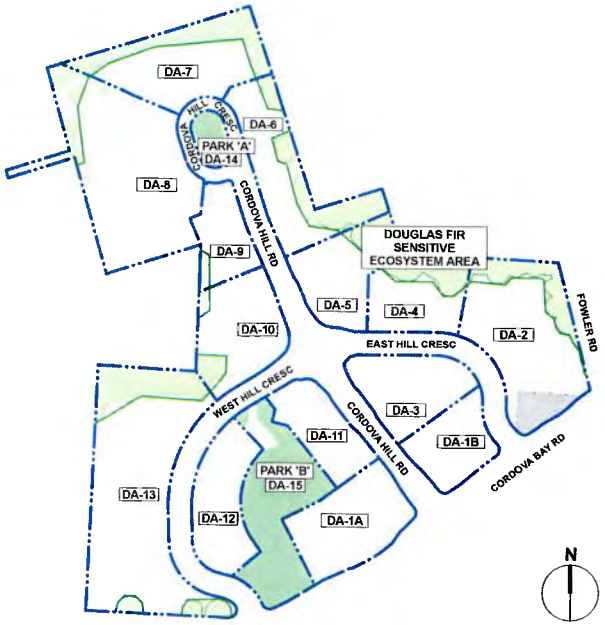
Development Areas (DAs) ..... The site is divided into Development Areas (DAs) DA-1 through DA-15

Subdivision ..... To align with Development Areas.

Phasing ..... Anticipated Phase 1 will include DA-1A, DA-1B and DA-2. Refer to proposed Phasing Plan in Appendix A Technical Drawings for subsequent phasing order.

6.1 Development Areas (DAs)

Development Area (DA)	DA Size (m2)	Residential Gross Floor Area (m2)	Non-Residential Gross Floor Area (m2)	Gross Floor Area (m2) (Total of column 1 + 2)	Floor Space Ratio (FSR)	Approx. # of units	Building Typology	Residential Tenure
DA-1A	5,280	5,300	---	5,300	1.00	24	Townhouse	Strata
DA-1B	3,300	3,310	---	3,310	1.00	16	Townhouse	Strata
DA-2	8,760	9,740	1,350	11,090	1.30	116	Mid-rise	Non- / Below-Market Rental
DA-3	4,250	8,430	600	9,030	2.15	95	Mid-rise	Market Rental
DA-4	4,240	7,300	330	7,630	1.80	79	Mid-rise	Market Rental
DA-5	4,490	8,080	---	8,080	1.80	82	Mid-rise	Strata
DA-6	6,050	6,050	---	6,050	1.00	30	Townhouse	Strata
DA-7	6,790	10,870	---	10,870	1.60	82	Mid-rise	Strata
DA-8	11,730	17,590	---	17,590	1.50	118	Mid-rise	Strata
DA-9	2,850	5,130	---	5,130	1.80	50	Mid-rise	Strata
DA-10	5,090	7,830	---	7,830	1.55	70	Mid-rise	Strata
DA-11	3,400	7,820	---	7,820	2.30	80	Mid-rise	Strata
DA-12	4,390	10,320	---	10,320	2.35	100	Mid-rise	Strata
DA-13	13,830	33,500	---	33,500	2.45	218	Mid-rise	Strata
DA-14 (Park)	---	---	---	---	---	---	---	---
DA-15 (Park)	---	---	---	---	---	---	---	---
Total	84,450	141,270	2,280	143,550	1.7[3]	1,160[6]		

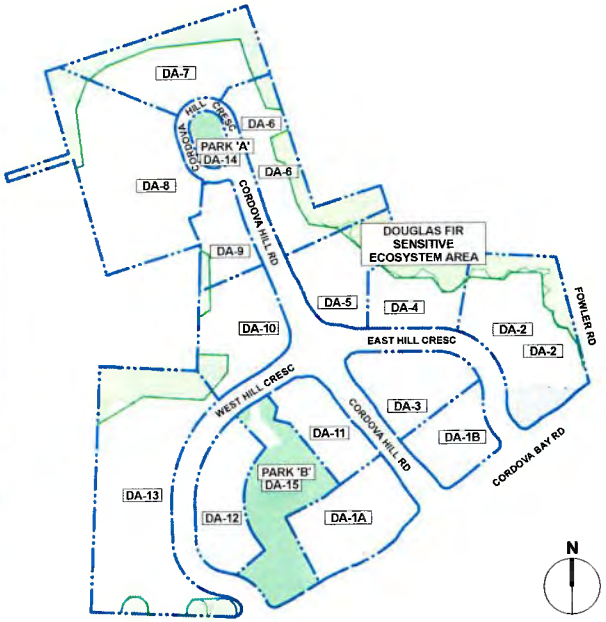


General Notes:

1. Project Data is based on including the municipally owned triangle site as part of the gross site area and application submission. The site is going through ownership transfer from District of Saanich to Aragon (Cordova Bay) Properties.
2. The illustrated design and project data are based on preliminary programming of use, functional area and height. The buildings and data are conceptual in nature and do not constitute detailed design for each building. Site architecture and servicing programming, and design parameters must be determined as the basis for a full design process for each building.
3. Floor Space Ratio numbers used in Section 6.1 Development Areas (DAs) are based on net site area.
4. For bylaw purposes, Gross Floor Area (GFA) and Floor Space Ratio (FSR) numbers have been rounded up to the nearest 10m2 (GFA) and 0.05 (FSR).
5. The following provision is proposed for inclusion in the zone: Up to 15% of the calculated maximum permitted Floor Space Ratio (FSR) and number of units in any Development Area may be transferred to another Development Area.
6. Please note that the approximate number of units indicated in this study is based upon a conceptual design and should not carry through to regulatory documents without further discussion with the applicant.

6.2 Permitted Uses

	DA-1A	DA-1B	DA-2	DA-3	DA-4	DA-5	DA-6	DA-7	DA-8	DA-9	DA-10	DA-11	DA-12	DA-13	DA-14	DA-15
PERMITTED USE															Park A	Park B
Accessory Bldg & Structure	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Accessory Dwelling Unit	Y	Y					Y									
Apartment			Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		
Attached Housing	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Commercial			Y	Y												
Community / Activity Centre			Y													
Daycare, Child			Y		Y											
Home Occupation Office	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Houseplex	Y	Y					Y									
Medical and Dental Services			Y	Y												
Office			Y	Y												
Personal Service			Y	Y												
Restaurant (including Café)			Y	Y												
Retail Sales			Y	Y												
Secondary Suite	Y	Y					Y									
Two-Family Dwelling	Y	Y					Y									



Land Use Notes:

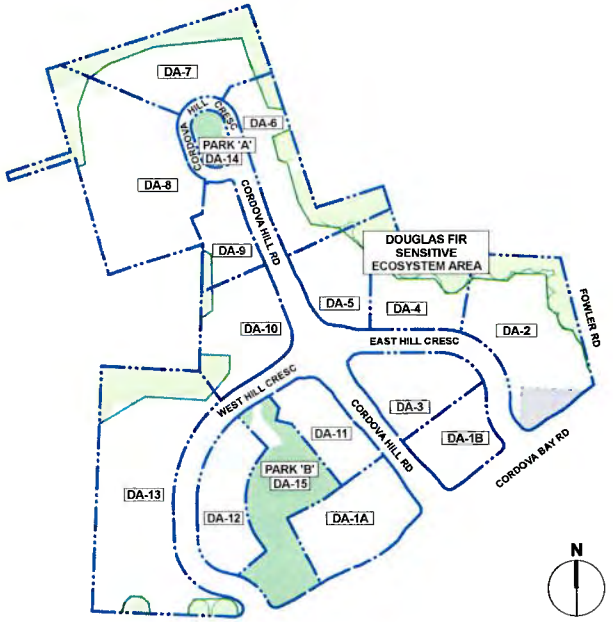
- The land use terms are as defined in Zoning Bylaw 8200.
- Per the Local Government Act - Division 14: If, at the time the land use regulation bylaw is adopted, land, or a building or other structure, to which that bylaw applies is lawfully used, and the use does not conform to the bylaw, the use may be continued as a non-conforming use.

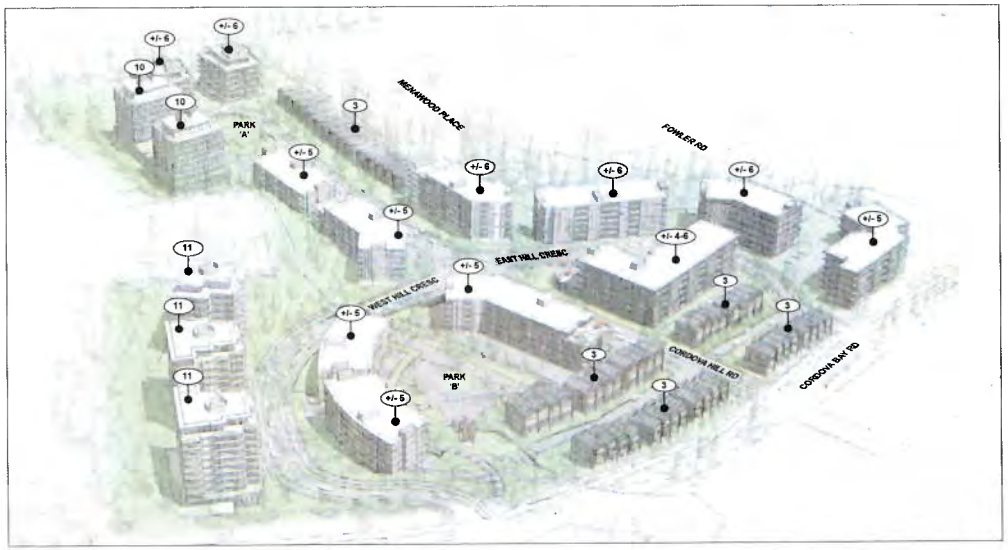
6.3 Building Height, Setbacks and Separation

Development Area (DA)	Building Height (m)	Building Height (# of storeys)	Height of Level 1 (m)
DA-1A	12.35	3	3.35
DA-1B	12.35	3	3.35
DA-2	24.5	6	5.0
DA-3	24.5	4 at townhouses 6 elsewhere	5.0
DA-4	24.0	6	4.5
DA-5	24.0	6	4.5
DA-6	12.35	3	3.35
DA-7	24.0	6	4.5
DA-8	38.0	10	4.5
DA-9	20.5	5	4.5
DA-10	20.5	5	4.5
DA-11	20.5	5	4.5
DA-12	20.5	5	4.5
DA-13	41.5	11	4.5

Building Height Notes:

1. The data information included is conceptual and subject to review and refinement prior to legal agreement.
2. Building heights will be measured from grade as defined in Zoning Bylaw 8200.
3. The height measurement excludes any projection of chimneys, vents, stacks, heating, ventilation, air conditioning equipment, stairwells, elevator penthouses / lifting devices which protrude above the roof line (extracted from Zoning Bylaw 8200). The definition of height has been expanded to also include masts, solar heating devices, rainwater cisterns, rooftop greenhouses, stormwater retention or water quality facilities together with their supporting structures which are non-habitable and may be enclosed or unenclosed.
4. Maximum heights are based on floor-to-floor heights appropriate to the use.

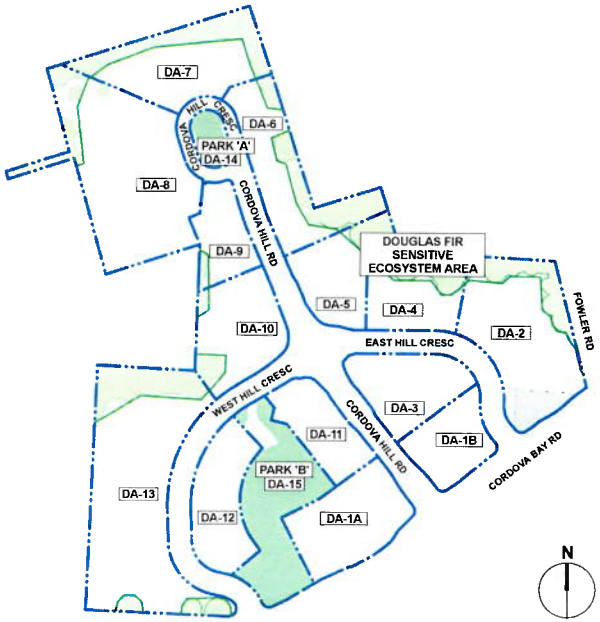




6.3 Building Height, Setbacks and Separation (continued)

The data in this table to be read in conjunction with the Development Area diagram located on page 61.

Development Area (DA)	Setbacks				Building Separation (m)	
	Front Yard (m)	Rear Yard (m)	Side Yard (m)	Side Yard (m)		
DA-1A	Cordova Bay: 4.0	Park: 4.0	3.0	Cordova Hill: 3.0	Between Townhouse Buildings: min. 3.0m	Centre of all living room windows: 15.0m Centre of all habitable room windows other than living room: 12.0m Centre of all other windows: 6.0m
DA-1B	Cordova Bay: 4.0	4.0	East Hill: 2.0 - 3.0	Cordova Hill: 3.0		
DA-2	Cordova Bay: 4.0 East Hill: 5.5	10.0	4.0	Fowler: 5.5		
DA-3	East Hill: 4.0 Cordova Hill: 4.0	6.5	-	-		
DA-4	East Hill: 4.0	10.0	West: 3.0	East: 4.0		
DA-5	Cordova Hill: 4.5	10.0	West: 3.0	East: 3.0		
DA-6	Cordova Hill: 4.5	10.0	North: 3.0	South: 3.0	Between Townhouse Buildings: min.3.0m	
DA-7	Cordova Hill: 4.5	10.0	At Trail: 10.0 East: 4.0	West: 4.0		
DA-8	Cordova Hill: 4.5	20.0	North: 4.0	At Trail: 10.0 South: 4.0	Buildings with 7 storeys or more, exterior wall faces above the podium should have a minimum separation of: 20.0m Step back in upper storeys: 3.0m	
DA-9	Cordova Hill: 4.5	10.0	South: 4.0	Cordova Hill: 4.5		
DA-10	Cordova Hill: 4.5 West Hill: 4.0	10.0	North: 4.0	-		
DA-11	Cordova Hill: 4.5 West Hill: 4.5	Park: 7.0	South: 6.0	-		
DA-12	West Hill: 4.5	Park: 7.0	Park: 6.0	Park: 6.0		
DA-13	West Hill: 4.5	20.0	Cordova Bay: 10.0	North: 6.0	Buildings with 7 storeys or more, exterior wall faces above the podium should have a minimum separation of: 20.0m Step back in upper storeys: 3.0m	



Building Setbacks and Separation Notes:

1. Project Data is based on including the municipally owned triangle site as part of the gross site area and application submission. The site is going through ownership transfer from District of Saanich to Aragon (Cordova Bay) Properties.
2. The data information included is conceptual and subject to review and refinement prior to legal agreement.
3. Setbacks are measured from the property line.
4. Setbacks will be measured in accordance with the provisions of Zoning Bylaw 8200.

6.4 Lot Coverage & Open Space Area

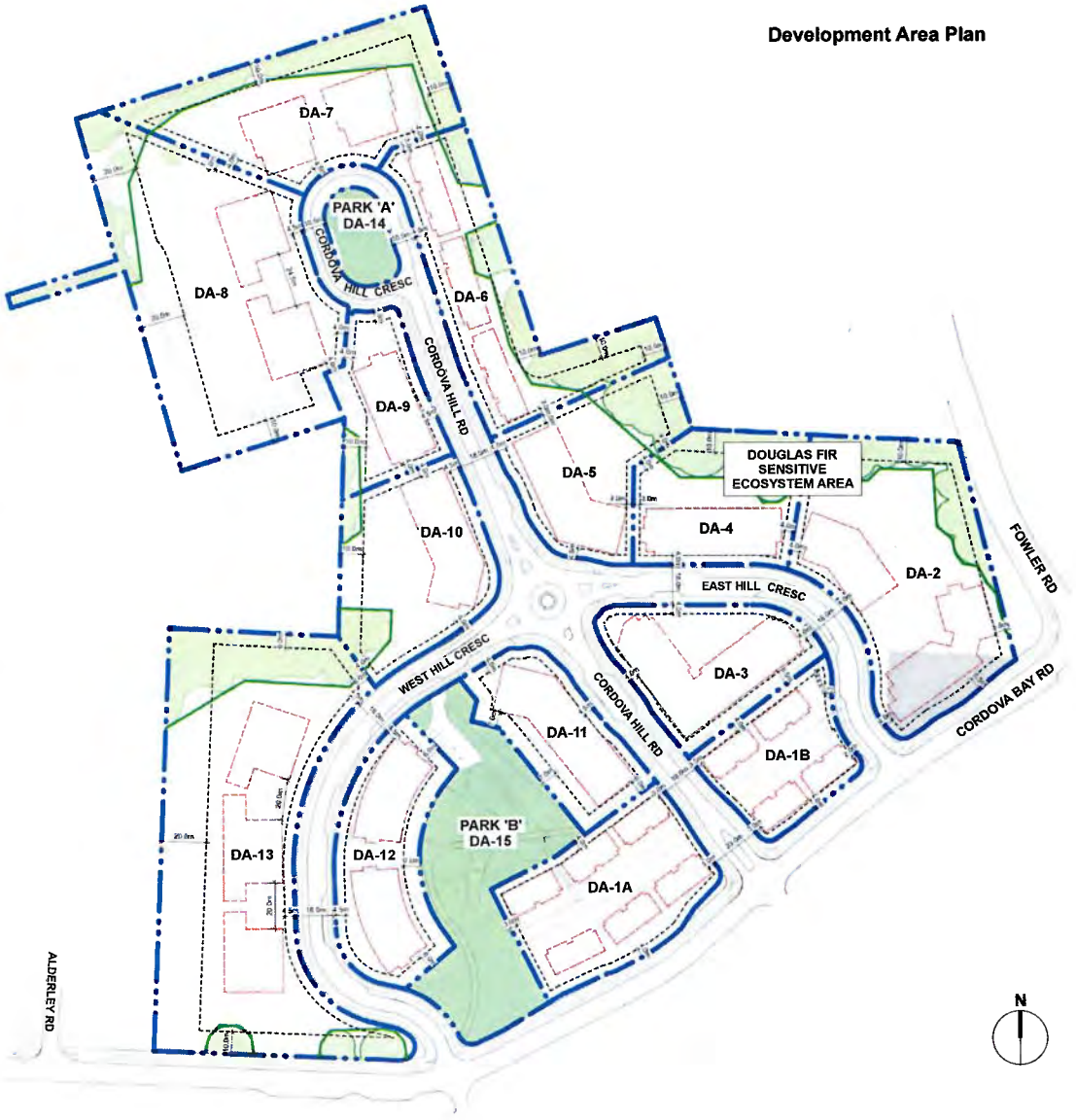
Gross					
A	B	C	D	E	F
Site Area (%)	Max. Lot Coverage[3] (%)	Min. Open Space Area (%)	Protected Simplified Tree Area (%)	Park Area (%)	Total Open Space Area (%) C + D + E
100	**25**	**28**	**14**	**7**	**49**

Development Area (DA)	Max. Lot Coverage[3] (%)	Min. Open Space Area[4] (%)	Protected Simplified Tree Area (%)	Park Area (%)	Total Open Space Area (%)
DA-1A	35	26	-	-	26
DA-1B	35	10	-	-	10
DA-2	30	23	21	-	44
DA-3	50	24	-	-	24
DA-4	30	26	34	-	60
DA-5	30	30	24	-	54
DA-6	35	16	38	-	54
DA-7	25	32	37	-	69
DA-8	25	65	13	-	78
DA-9	35	34	7	-	41
DA-10	25	46	12	-	58
DA-11	50	30	-	-	30
DA-12	50	37	-	-	37
DA-13	25	48	21	-	69
DA-14 (Park A)	-	-	-	100	100
DA-15 (Park B)	-	-	-	100	100

Lot Coverage and Open Space Area Notes

1. Project Data is based on including the municipally owned triangle site as part of the gross site area and application submission. The site is going through ownership transfer from District of Saanich to Aragon (Cordova Bay) Properties.
2. The data information included is conceptual and subject to refinement prior to legal agreement.
3. Lot coverage will be measured as defined in Zoning Bylaw 8200.
4. Open Space definition has been extracted from the Official Community Plan and means lands on which structures for residential, commercial, institutional, or industrial use are not located and contribute to community well-being, environmental health or recreational opportunities. The calculations include parks and natural spaces, trails and greenways, environmentally sensitive areas, community gathering spaces and private and semi-private landscaped areas. The definition has been expanded to exclude areas used for roads, parking and vehicle maneuvering and areas located within the front yard setbacks.
5. Lot Coverage and Open Space Area has been rounded up and down to the nearest percentile respectively.

Development Area Plan



Prepared for **ARAGON** (Cordova Bay) Properties by **DAU**STUDIO

7.0 DESIGN GUIDELINES

7.1 Introduction & Comprehensive Development Plan

The project aims to create a Comprehensive Development Plan for transforming a former industrial site into a walkable, mixed-use residential neighbourhood. Aragon (Cordova Bay) Properties, assisted by DAU Studio, conducted rounds of public engagement and stakeholder information sessions. The Comprehensive Development Plan is fully documented in the Urban Design Manual.

The plan prioritizes comfort, safety, sustainability, and community connection. It outlines phased development of varied housing, community amenities, and commercial spaces, with attention to current residents and construction continuity.

The Design Guidelines portion contains extracts of the Manual as well as references to the recently adopted District of Saanich Development Permit Area Guidelines (July 2024) that supports the Rezoning and Master Development Permit Application. It also contains guidelines for the Trio Lands Neighbourhood Plan that apply across the site and to each individual Development Area (DA).

LEGEND

A. Townhouses & Rowhouses
B. Mixed-Use - Commercial, Office and Subsidized Affordable Rental
C. Subsidized Affordable Rental
D. Mixed-Use - Residential and Daycare
E. Mixed-Use - Residential, Office and Café
F. Tree Preservation Edge of Disturbance
G. Mid-Rise Residential
H. Community Park 'A'
I. Community Park 'B'
J. Streetscape and Safety Improvements to Cordova Bay Road
K. New Signalized Intersection
L. New Pedestrian Crossing
M. New Separated Bike Lanes
N. Pedestrian Trails
O. Accessible Parking
P. Protected Ecosystem Area
Q. Expanded Landscape Buffer
R. Improved Pedestrian Connection to Lochside Trail

7.2 Goals & Planning Principles

The following goals and principles are drawn from the initial project goals drafted at the outset of the design process following input from Aragon (Cordova Bay) Properties. The goals and principles included in this section have been refined through iterative and collaborative professional review and rounds of public engagement.

The principles integrate best practices with good urbanism and neighbourhood planning, and with the goals of the Trio Lands Comprehensive Development Plan. The planning principles convey the redevelopment aspirations of Aragon (Cordova Bay) Properties to achieve a renewed neighbourhood.

A Wide Variety of Residential Types, Tenures and Scales

Create a greater diversity of housing forms for people of different abilities, ages, life stages and income levels, to support the development of a more diverse neighbourhood.

Integrate & Connect to Surrounding Community

Develop new connections to link streets and trails to maximize convenient accessibility for all ages and abilities to and through the surrounding existing neighbourhood.

Human Scaled, Compact and Walkable Neighbourhood

Support urban growth within the Saanich Neighbourhood designation through the design and development of a compact 15 minute community, where residents can choose to live, work, shop and play, and easily access daily needs and activities.

Traffic-Calmed and Shared Multi-Modal Transportation Network

Provide a variety of transportation choices by making a neighbourhood with attractive and safe infrastructure for walking, cycling and transit, in addition to driving.

Acknowledge Site History & Neighbourhood Identity

Foster a unique neighbourhood identity by enhancing local characteristics and creating distinctive features and attributes.

Work in Harmony with Nature to Preserve & Create Rich Sustainable Landscape

Preserve and create linked open spaces and maintain environmentally sensitive areas. Respect and restore natural landscape features to ensure higher aesthetic, environmental and financial value.

Natural Areas & Gathering Spaces

Make public places for people to meet, gather and play with good access to neighbourhood parks and natural areas.

Inclusive & Renewed Neighbourhood

Accommodate existing and future residents, visitors and employees by considering the phasing and sequencing impacts on all stakeholders.

Green Buildings & Infrastructure

Utilize resilient, sustainable infrastructure and follow zero-carbon, high-performance building principles and standards.

Encourage & Facilitate Social Enterprise

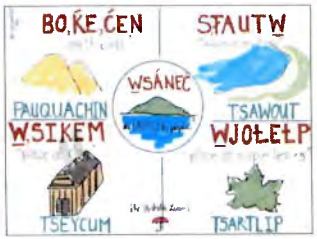
Support the potential for community social enterprise through integration of commercial land uses within the neighbourhood.

Flexible Development Phasing Strategy

Design a neighbourhood plan that provides flexibility in development phasing and staging to support individual development area redevelopment.












7.3 Landscape Design Principles

The following principles were drafted at the outset of the design process following input from Aragon Properties and were refined through iterative and collaborative review during numerous rounds of public engagement.

Parks & Open Space

- Parks should provide inclusive, accessible, and high-quality public spaces that support recreation, social interaction, and ecological function.
- Play opportunities should be integrated into the landscape using natural elements and innovative, inclusive design strategies.
- Parking, including accessible parking, should be designed to ensure convenience and integration with the surrounding streetscape.
- Maintenance access should be accommodated discreetly without compromising pedestrian circulation or park usability.
- Green infrastructure, such as rain gardens, should be incorporated to manage stormwater sustainably.
- Park design should prioritize native and adaptive planting to support biodiversity, minimize maintenance, and enhance the urban ecosystem.

Different open spaces

Streetscapes & Connectivity

- The site should provide a well-connected network of accessible walking and cycling routes that seamlessly integrate with adjacent trails, parks, and public spaces.
- Public realm improvements should enhance pedestrian safety and comfort, including wide sidewalks, crosswalks, and pedestrian-scale lighting.
- Bicycle infrastructure, including bike lanes and secure parking, should be prioritized to encourage active transportation.
- Streetscapes should be designed with green infrastructure to manage stormwater, improve aesthetics and enhance ecological function.
- Wayfinding elements should be incorporated to improve navigation and accessibility for all users.

Street infrastructure

Landscape Buffers

- Protected sensitive ecosystem areas along the east property line should be preserved and enhanced with native planting and habitat restoration.
- A landscape buffer at the urban containment boundary should serve as a transitional green space, incorporating native trees, shrubs, and seeding to provide ecological value and screening.
- Invasive species should be removed and replaced with native or adapted species that support local biodiversity, slope retention, and long-term sustainability.
- Grade transitions should be designed with terraced plantings and walls with the goal of preserving existing trees and maintaining natural aesthetics.
- The buffer around the perimeter of the site should provide a balance of visual separation and ecological enhancement.

Retaining strategies

7.4 Urban Design Guidelines

7.5 Architectural Design Guidelines

The following Urban Design, Architectural Design and Landscape Design guidelines are recommendations for urban design elements that will contribute to the envisioned form and character of Trio Lands. They apply to both public and private land development. They have been developed in addition to the District of Saanich Development Permit Area Guidelines.

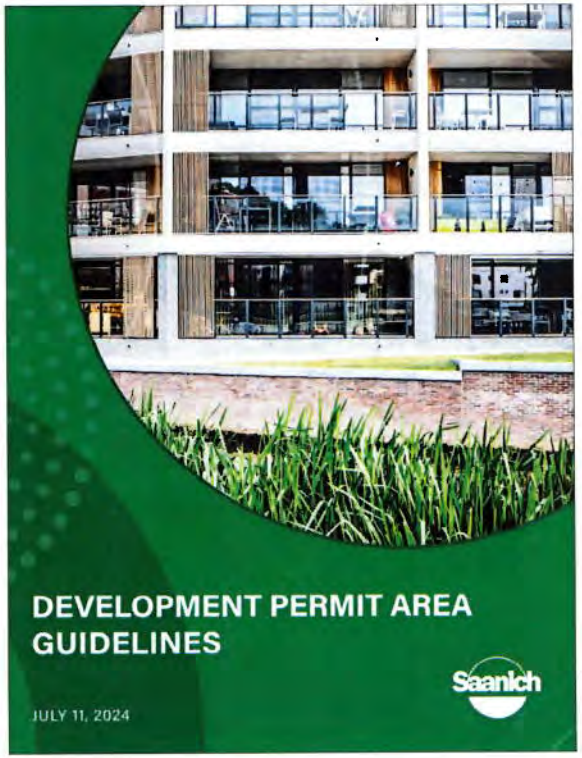
The District of Saanich Development Permit Area Guidelines (July 2024) provide guidance in the following areas:

- **Section 2 Core Design Principles** - apply to all projects and provide the overarching principles for supporting creativity, innovation, and design excellence in Saanich. (pg.5)
- **Section 3 General Design Guidelines** - apply to all residential and mixed-use projects and provide key guidelines to support the Core Design Principles. (pg.5)
- **Section 4-7 Typology-Specific Guidelines** - apply to residential multi-family, mixed-use typologies in relevant projects (e.g., provide more detailed form and character guidance for those typologies. (pg.5)

These shall be applied in conjunction with the site-specific Urban Design Guidelines described in Section 7.6.

The terms used throughout this document are defined per the District of Saanich Development Permit Area Guidelines (2024) and Saanich Zoning Bylaw 8200.

In the few cases where the Zoning Bylaw or the Saanich DPA Guidelines do not provide a definition, it is proposed to adopt a definition from an existing District of Saanich Comprehensive Development (CD) Zone, the Official Community Plan, or the Cordova Bay Local Area Plan. If no existing definition is available, an amended or expanded definition is included as a footnote and noted accordingly.



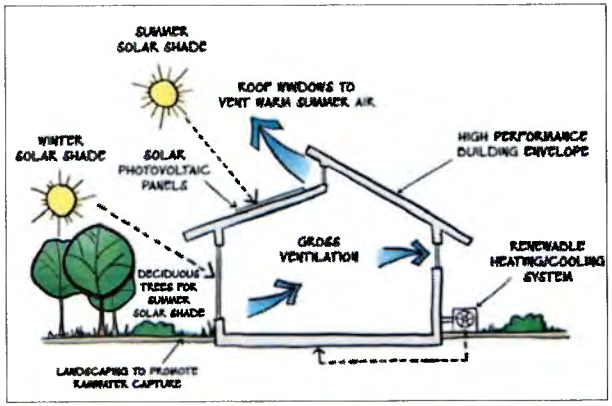
Prepared for **ARAGON** (Cordova Bay) Properties by **DAUSTUDIO**


Community event


Incorporating active transportation and outdoor amenity space


Mixed building typologies

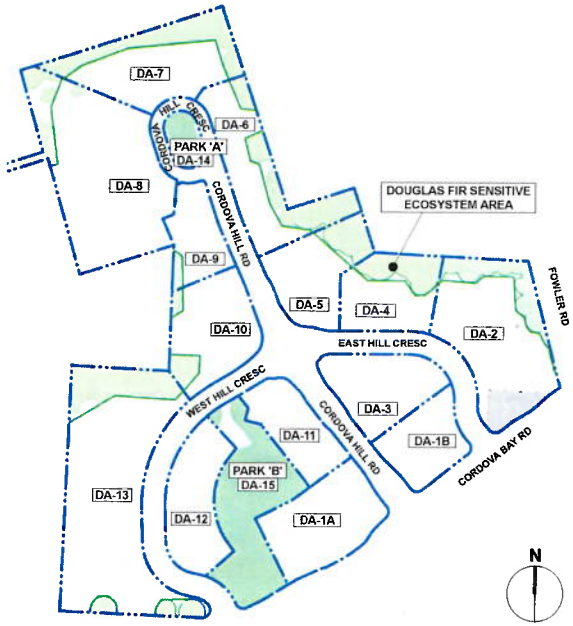
Diagram of several high-performance cooling design strategies (Saanich Development Permit Guidelines p.34)




Landscaped courtyard

7.6 Development Area Guidelines

7.6.0 Development Areas Diagram



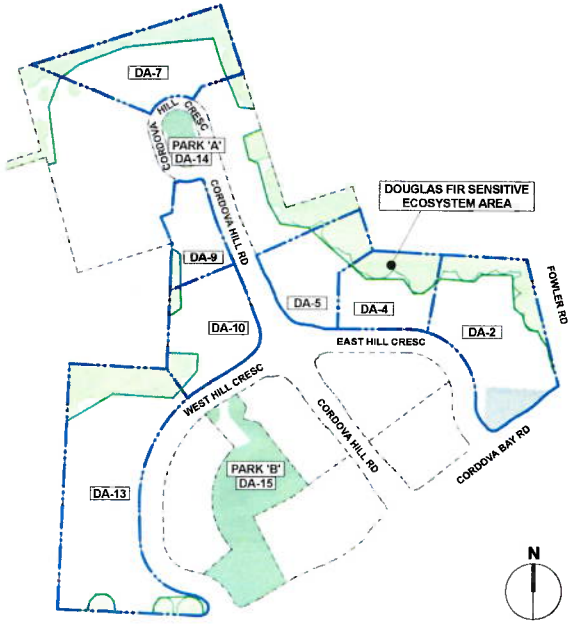
7.6.1 Topography & Slope Conditions (Development Areas DA-2, DA-4, DA-5, DA-7, DA-9, DA-10, DA-11 & DA-13)

1. The DA edge conditions are designed to balance ecological preservation, grading constraints, and integration with the adjacent Douglas Fir Sensitive Ecosystem Area (ESA). The ESA shall be preserved, remediated and enhanced. Invasive species shall be removed and replanted with hearty native plants. As many trees as possible shall be retained.

2. Where possible outside of the Douglas Fir Sensitive Ecosystem Area, the grade shall slope up to limit the height of the wall and maximize planting areas. Slopes shall be planted and seeded with native and/ or adapted plants and seed mixes that balance ecological needs and slope retention.

3. Amenity spaces, walkways, and parking may overlook into the Douglas Fir Sensitive Ecosystem Area. Outdoor spaces facing the ESA shall have a natural vegetated buffer to create semi-private space. Native vegetation and fencing should be considered to maintain the character and minimize individual access to the ESA while maintaining wildlife corridors.

4. Yards adjacent to the neighbourhood trail shall consider Saanich Parks and Recreation Trails Guidelines (2007) for native vegetation and buffers. Where this is not possible, native vegetation or fencing with gates along the trail edge shall be required to maintain the greenway character and to maximize the potential for creation of individual accesses to the trail corridor (DA-7 & DA-11).



7.6.2 Development Areas

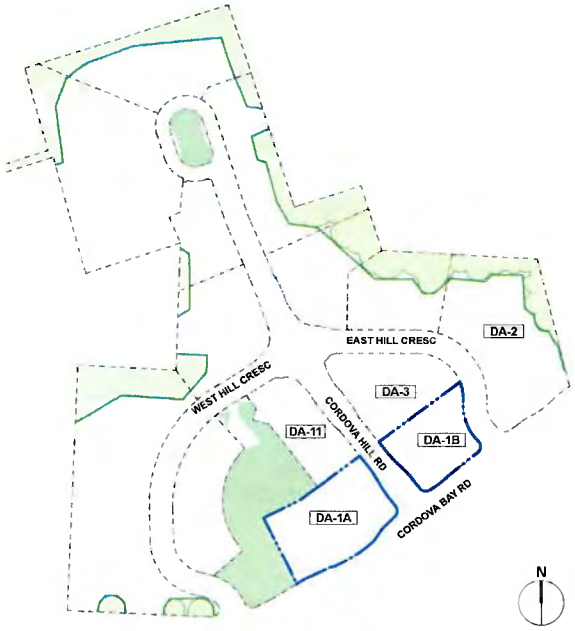
7.6.2.1 Development Areas 1A & 1B

Development Area 1A and 1B flank the grand site entry of Cordova Hill Road. Both DA's are envisioned to have townhouses and rowhouses on Cordova Bay Road.

1. Vehicle access shall be from a rear lane off Cordova Hill Road.

2. Resident parking may be a combination of garage and driveway parking with visitor parking spaces disbursed throughout and accessible from the lane.

3. Buildings facing the park shall relate to it via ground floor patios, balconies, views, and / or access pathways. Building elevations fronting onto Cordova Bay Road and the adjacent Park B shall consider these faces as frontage, i.e. with views, porches, entrances, and private outdoor spaces etc.



Attached housing on a sloping street.

Townhouses with front porches and landscaping

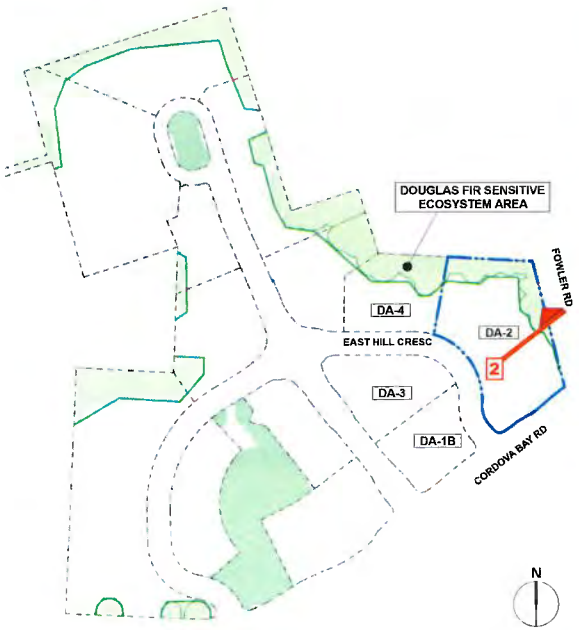
Conceptual illustration of view across Cordova Bay Road at DA-1 and DA-1B.

7.6.2 Development Areas (continued)

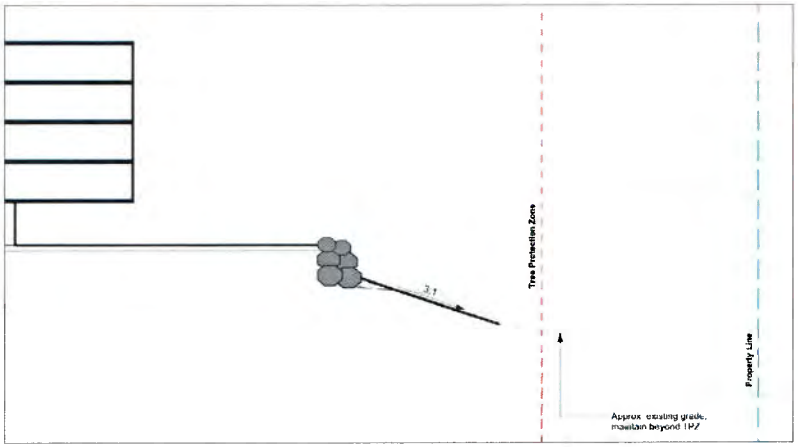
7.6.2.2 Development Area 2

Development Area 2 (DA-2) is envisioned to have one or two mid-rise[1] buildings, one residential and one mixed-use[2]. If one building, it shall be mixed-use.

1. Parking may be shared between buildings with underground parking accessed off of a lane from East Hill Crescent and any surface parking located at the rear or side of the building.
2. It is anticipated that a commercial, retail or office space as well as outdoor patios at the ground level may be included. Uses such as cafés, restaurants, shops, offices and multi-purpose community space are encouraged.
3. Building façades facing Fowler Road and Cordova Bay Road shall consider these as frontages, i.e. with views, entrances, private outdoor spaces, etc. Any non-residential uses included in this area are encouraged to be located so that they face the street and are distinguishable from the residential uses.
4. A main building entrance from the rear may be provided, in addition to a new prominent entrance from Cordova Bay Road or East Hill Crescent.
5. Building faces dedicated to non-residential uses shall include a generous amount of clear glazing to allow inside activity to animate the streetscape.
6. As many trees as possible will be retained with some removals. Replacement trees to meet or exceed the bylaw requirements.
7. Grade separation between developed areas and the Douglas Fir Sensitive Ecosystem Area shall be taken up in a single large wall in areas where tree preservation is paramount.



Section 2-2 - Grade separation between DA-2 and Douglas Fir Sensitive Ecosystem Area



Taller ground level with glazing and residential above

Generous clear glazing and patio space at ground level

Soft and hard landscaped lane between buildings

Mid-rise[1] refers to residential, mixed-use or commercial buildings that are 5 - 11 storeys in height (District of Saanich Development Permit Area Guidelines).

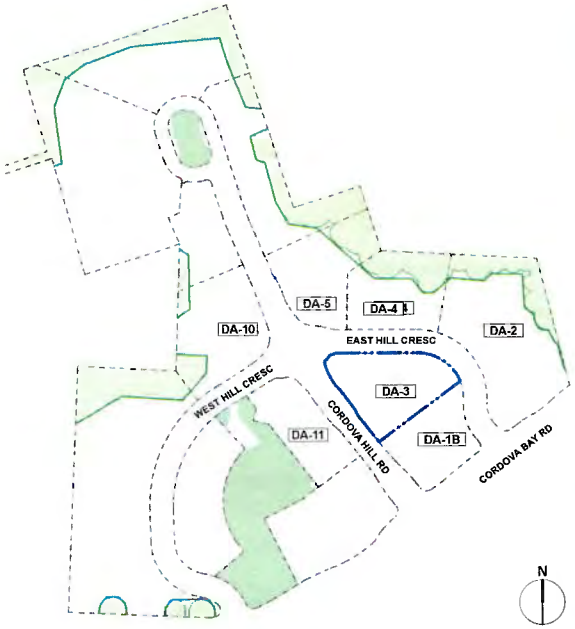
Mixed-Use[2] refers to developments that combine residential, commercial, and other uses in the same building or development. Residences above shops and live-work residences are examples of mixed-use developments. Mixed-use developments enable people to live close to work and amenities.

7.6.2 Development Areas (continued)

7.6.2.3 Development Area 3

Development Area 3 (DA-3) is envisioned to have one mid-rise mixed-use building accessible from a lane off of East Hill Crescent. The Development Area is triangular in shape and bound on two sides by public roads and on one side by a neighbourhood trail. It is anticipated that a café / restaurant or retail space with an outdoor patio and some office space shall be included at the ground level.

1. Provisions shall be made to allow surface parking adjacent to East Hill Crescent and the roundabout. Underground parking access may be from a vehicular lane.
2. Buildings facing the new prominent roundabout shall contribute to the vibrancy of the area. Non-residential and publicly accessible uses are encouraged on the façade(s) facing the roundabout. For any commercial retail use at ground level, it is essential at a minimum, that inside activities are visible to help animate the prominent roundabout corner and adjacent public space.
3. A main building entrance shall be located from the vehicular lane off East Hill Crescent and a secondary main entrance from Cordova Hill Road may also be provided.
4. Building faces dedicated to non-residential uses shall include a generous amount of clear glazing to allow inside activity to animate the streetscape.
5. A fully accessible connection to the building entrance from the roundabout and East Hill Crescent is encouraged. It should be designed to accommodate pedestrians, persons with mobility aids and bicycles.
6. This area is subject to significant elevation differences between Cordova Hill Road and East Hill Crescent. Consideration should be given to locating parking, storage and building services in areas that would not receive natural light or tucking the parkade behind dwellings / townhouse units.
7. Building façades facing onto Cordova Hill Road and East Hill Crescent shall consider these as frontages, i.e. with views,



Outdoor space facing public street / roundabout

Prominent main residential entrance and generous clear glazing at ground level

Corner café facing with small outdoor space and rain gardens

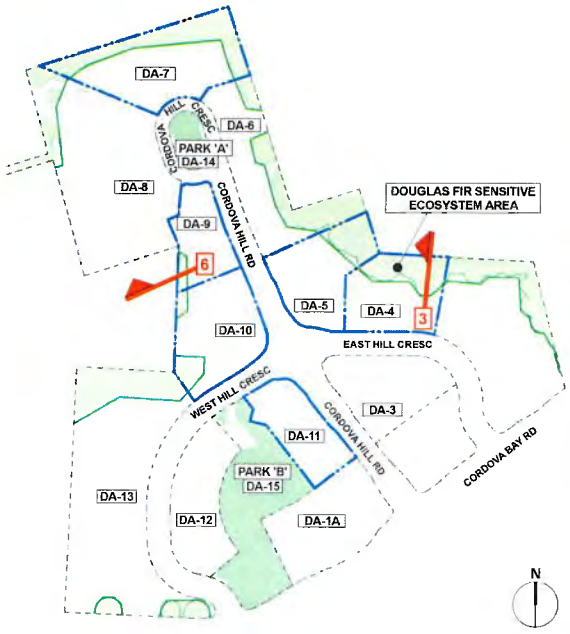
Parking tucked away under a building

7.6.2 Development Areas (continued)

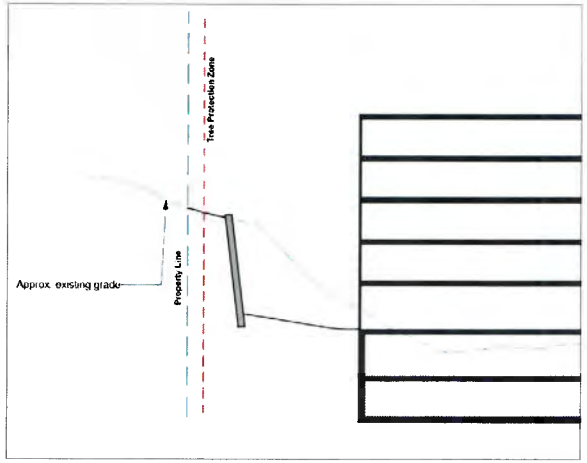
7.6.2.4 Development Area 4, 5, 7, 9, 10, 11

Development Areas 4, 5, 7, 9, 10 and 11 (DA-4, DA-5, DA-7, DA-9, DA-10 and DA-11) are envisioned to have one mid-rise residential building each accessible from a ramp from either East Hill Crescent or Cordova Hill Road.

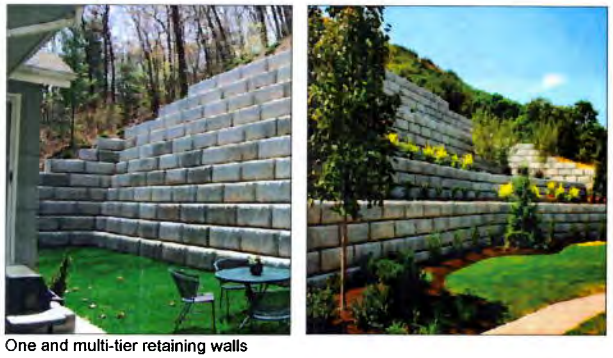
1. All parking shall be underground. Vehicle access shall be via an entry driveway and ramp from either Cordova Hill Road or East Hill Crescent.
2. A prominent main building entrance shall be provided from the public street.
3. Building façades facing public streets shall consider these as frontages, i.e. with views, entrances, private outdoor spaces, etc.
4. Building elevations fronting the park shall relate to it via ground floor patios, balconies, views, and / or access pathways. The park façade shall be treated as a front façade and contain active private outdoor areas.
5. These areas are subject to significant elevation differences between public street frontage and rear yards. Consideration should be given to locating parking, storage and building services in areas that would not receive natural light or tucking the parkade behind dwellings / townhouse units.
6. Grade separation between developed areas and the Douglas Fir Sensitive Ecosystem Area shall be taken up in a single large wall in areas where tree preservation is paramount (DA-9 and DA-10)
7. A single retaining wall or terraced retaining walls, where possible in areas, will retain the grade between DA-9 and the neighbouring property. The wall or walls from DA-9 will taper off into the slope behind DA-10.
8. Where possible, outside of the Douglas Fir Sensitive Ecosystem Area, the grade shall slope up to limit the height of the wall and maximize planting areas. Slopes shall be planted and seeded with native and/or adapted plants and seed mixes that balance ecological needs and slope retention.
9. The slope shall be 2:1 max in discreet areas with a 2.5:1 max as typical condition. Slopes will be planted and seeded with native and/or adapted plants and seed mixes that balance ecological needs and slope retention.



Section 6-6 - Grade separation between DA-9 and neighbouring property. (Guideline #6)

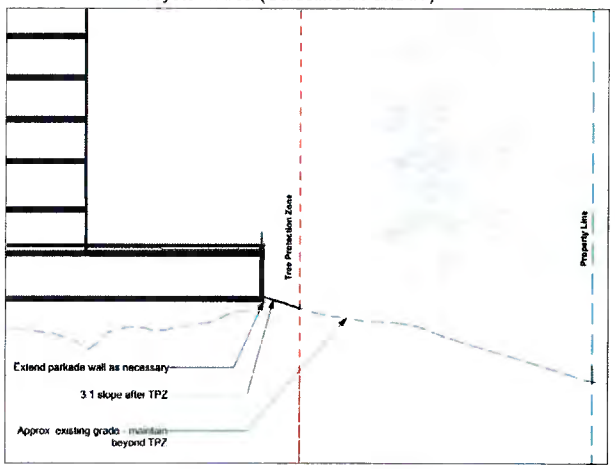


Planted berm in an area with elevational difference



One and multi-tier retaining walls

Section 3-3 - Grade separation between DA-4 and Douglas Fir Sensitive Ecosystem Area (Guideline #6 and #7)



7.6.2 Development Areas (continued)

7.6.2.4 Development Area 4, 5, 7, 9, 10, 11 (continued)

Prominent main building entrance provided from the public street.

Vehicle access from entry lane.

Private outdoor spaces and landscape buffers facing the street.

Building elevations fronting the park with significant grade difference.

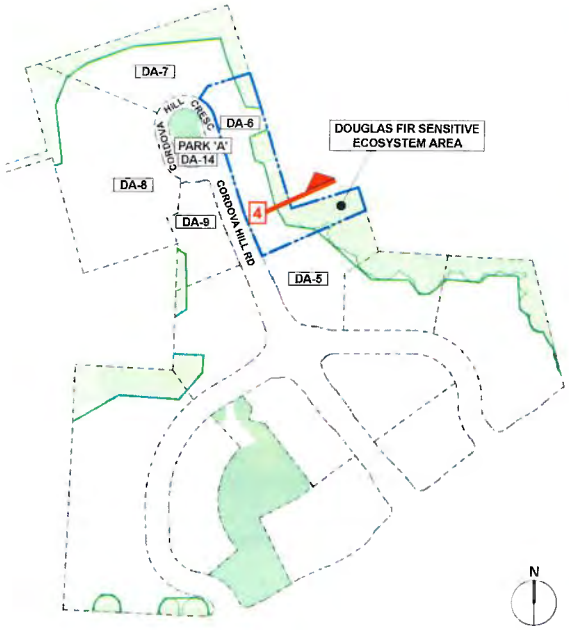
Building façades facing public streets with entrances and private outdoor spaces.

7.6.2 Development Areas (continued)

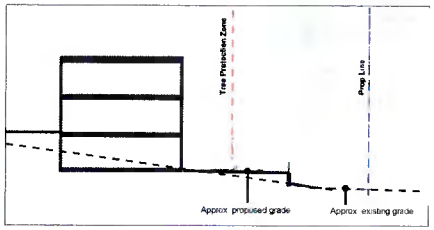
7.6.2.4 Development Area 6

Development Area 6 (DA-6) is envisioned to have townhouses and rowhouses

1. Vehicle access shall be via a front driveway from Cordova Hill Road / Cordova Hill Crescent.
2. Townhouse resident parking may be a combination of garage and driveway parking with visitor parking located either in the individual driveways or on the street.
3. Building façades fronting onto Cordova Bay Road and Cordova Hill Crescent shall consider these as frontages, i.e. with views, entrances, private outdoor spaces, etc.
4. Rear yards shall terrace down to meet existing grade and provide a positive relationship with adjacent properties. Yards will include lawn and native trees to complement the adjacent Douglas Fir Sensitive Ecosystem Area.
5. Existing trees shall be retained to create a buffer between yards and within yards where possible.
6. Privacy fencing may be used to separate yards and maintain a natural aesthetic.



Section 4 - 4 - Terracing of rear yards to meet existing grade.



Townhouse building façades facing public streets with entrances and private outdoor spaces.

Attached housing on a sloping street.

Terraced rear yard with retaining walls.

7.6.2 Development Areas (continued)

7.6.2.5 Development Area 8

Development Area 8 (DA-8) is envisioned to have two taller mid-rise residential buildings (8-10 storeys) connected via a shared underground parkade.

1. All parking shall be underground. Shared vehicle access shall be provided off of Cordova Hill Crescent.

2. The two buildings may have individual entrances, share an entrance, or may be connected with a covered breezeway.

3. Building façades fronting onto Cordova Hill Crescent shall consider these as frontages, i.e. with views, entrances, private outdoor spaces, etc.

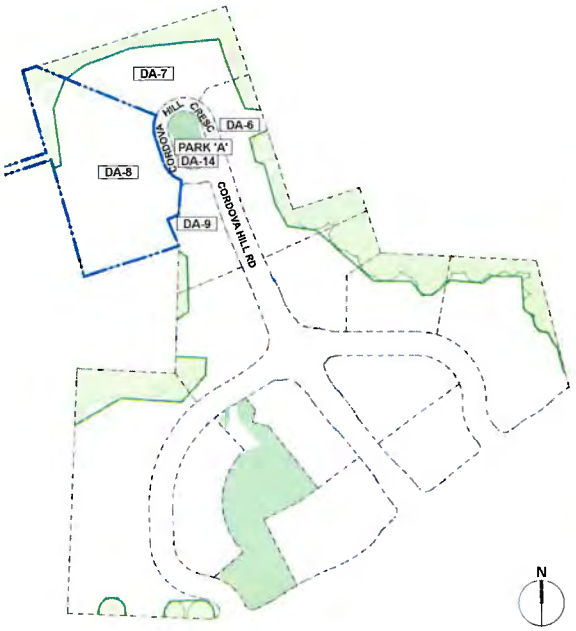
4. For buildings with seven storeys or more, exterior wall faces above the podium should have a minimum separation of 20.0 metres. Upper storey should be stepped back by 3.0m.

5. Care should be taken to minimize shadowing of adjacent neighbouring single family residences and public areas during times of year and hours of peak use.

6. Incorporating landscaping into the building design is encouraged.

7. The outdoor spaces facing the urban containment boundary and geotechnically sensitive area shall include a natural vegetated buffer to create semi-private space. Native vegetation and fencing should be considered to maintain the character and minimize individual access to the sensitive area while maintaining wildlife corridors.

8. This area is subject to significant elevation differences between Cordova Hill Crescent frontage and the rear of site. Consideration should be given to locating parking, storage and building services in areas that would not receive natural light or tucking the parkade behind dwellings / townhouse units.




Two buildings sharing an entry walkway


Façade articulation on a corner building


Vegetated buffers

7.6.2 Development Areas (continued)

7.6.2.6 Development Area 12

Development Area 12 (DA-12) is envisioned to have two mid-rise residential buildings connected via a shared underground parkade.

1. All parking shall be underground. A shared vehicle access shall be off of West Hill Crescent.

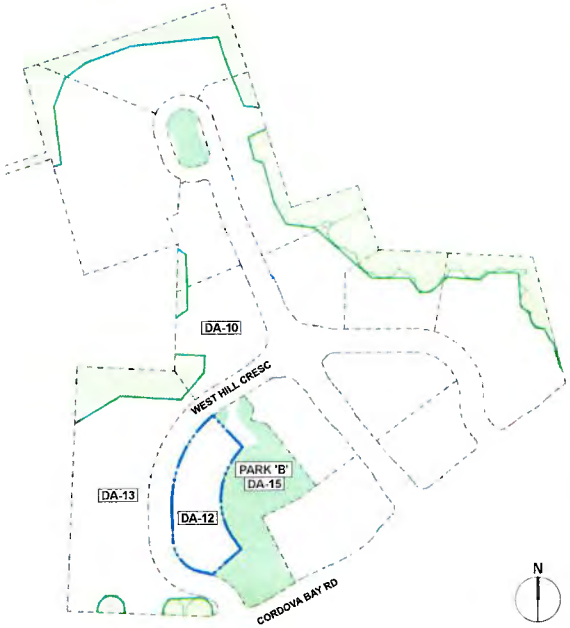
2. A prominent main building entrance shall be maintained from West Hill Crescent. The buildings may have individual or shared entrances, and may be connected via a covered breezeway.

3. Building façades fronting onto West Hill Crescent shall consider these as frontages, i.e. with views, entrances, private outdoor spaces, etc.

4. Building footprints / massings should consider the curvature of West Hill Crescent to create a consistent street wall.

5. Buildings facing Park B shall relate to it via ground floor patios, balconies, views, and / or access pathways. The park façade shall be treated as a front façade and should contain active private outdoor areas.

6. This area is subject to significant elevation differences between West Hill Crescent frontage and Park B. Consideration should be given to locating parking, storage and building services in areas that would not receive natural light or tucking the parkade behind dwellings / townhouse units.




Pedestrian connection between buildings


Landscaped front yard setbacks and ground level unit entries

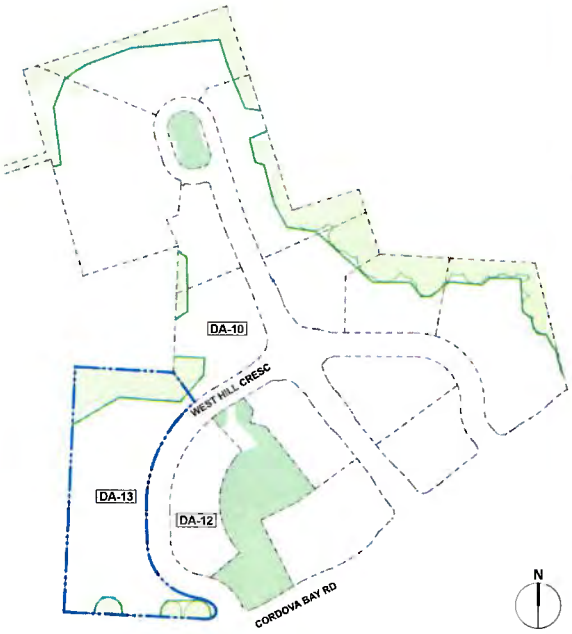

Side yard landscaped buffers and pedestrian connections between buildings

7.6.2 Development Areas (continued)

7.6.2.7 Development Area 13

Development Area 13 (DA-13) is envisioned to have multiple taller mid-rise residential buildings that may be connected via an underground parkade.

1. All parking shall be underground. A shared vehicle access shall be off of West Hill Crescent.
2. A prominent main building entrance shall be provided from West Hill Crescent. The buildings may have individual or shared entrances or may be connected via a covered breezeway.
3. Building façades fronting onto West Hill Crescent shall consider these as frontages, i.e. with views, entrances, private outdoor spaces, etc. Building footprints / podium massing should consider the curvature of West Hill Crescent to create a consistent street wall.
4. Care should be taken to minimize shadowing of adjacent neighbouring single family residences and public areas during times of year and hours of peak use.
5. For buildings with seven storeys or more, exterior wall faces above the podium should have a minimum separation of 20.0 metres. Upper storey should be stepped back by 3.0m.
6. Incorporating landscaping into the building design, particularly on buildings 6 storeys and higher, is encouraged.
7. View corridors from neighbouring single family houses should be considered when designing the taller building elements.
8. The outdoor spaces facing the urban containment boundary and geo-technically sensitive area shall include a natural vegetated buffer to create semi-private space. Native vegetation and fencing should be considered to maintain the character and minimize individual access to the sensitive area while maintaining wildlife corridors.
9. This area is subject to significant elevation differences between West Hill Crescent frontage and the rear of the site. Consideration should be given to locating parking, storage and building services in areas that would not receive natural light or tucking the parkade behind dwellings / townhouse units.
10. Rear patios and amenity spaces shall step up to meet existing grade through a series of retaining walls and planting areas.
11. The slope shall be 2:1 max in discreet areas with a 2.5:1 max typical condition. Slopes should be planted &seeded with native and/or adapted plants & seed mixes that balance ecological needs & slope retention.




Building façade articulation


Outdoor amenity space


Landscaping and podium connection between taller buildings

7.6.2 Development Area Guidelines (continued)

7.6.2.8 Parks

The Trio Lands Development shall have two parks. One local scale park (Park A) and one neighbourhood scale park (Park B).

7.6.2 Development Area Guidelines (continued)

7.6.2.9 Development Area 14 - Park A

Park A will be a local park located in an oversized roundabout dedicated for public use.

This naturalized park shall provide open space and seating opportunities. Fencing masked with planting shall encircle the park to enhance safety and create a sense of enclosure within the open space. Amenities in the park include accessible public parking, pedestrian sidewalks and accessible path, gently sloped naturalized grass meadow, south facing sloped lawn, trees for shade, seating and a village green gathering space.

1. Accessible visitor parking and drop off shall flank the park providing drop off and pick up areas off of Cordova Hill Crescent.

2. An accessible pathway through the park shall connect the north and south ends of the park. In the case of phased construction of the park, a through pathway should be provided from the outset.

3. Lighting and other design elements shall minimize impacts on the immediate neighbours.

4. Community gardens may be considered if a user agreement to manage community gardens in this location can be secured.

5. Stormwater shall be managed in green infrastructure such as rain gardens.

Example of incorporating rain gardens into landscaping

Example of community gardens

Example of park space in a roundabout

Example of swales, rain gardens, children's playgrounds and sloped vegetated park edges.

7.8.10 Development Area 15 - Park B

Park B will be a Neighbourhood Park with 2,500m^2 of accessible, multi-use space. It will be a dedicated park for public use.

Centrally located in the Trio Plan, it is a 'gateway' location, proximate to the existing neighbourhood, and trail network, with prominent frontage on Cordova Bay Road.

The park will embody a key project objective - to integrate the newly proposed Trio Lands Redevelopment with the surrounding community while accommodating a variety of transportation options (walking, cycling, car).

The park will have multiple access points with broad entries and views into the park off Cordova Bay Road and West Hill Road. It will be bounded to the east and west by mid-rise residential buildings. To the south, it is framed by low-rise multi-residential family buildings and sloped access to Cordova Bay Road.

1. The park shall be designed for users of varying abilities with two accessible entry points, including accessible parking, connected to a large, contiguous flat space.

2. The park shall have a combination of hard surface areas and landscaped open lawns and gardens.

3. The connections to existing trails, and beyond to Lochside Trail, shall be emphasized. Accommodations shall be made for cyclists and pedestrians. Accessible visitor parking and drop off shall be off West Hill Crescent providing convenient drop off and pick up areas.

4. Additional amenities may help animate the park to create a community hub for gatherings, including a covered picnic area, children's playground, view look outs, and pollinator beds, etc.

5. Slopes framing the park space shall be well-vegetated with staircases, lookouts, terracing, and ramps. These planting areas shall soften the park boundaries and create opportunities for urban habitat.

6. An accessible pathway through the park shall connect north and south ends of the park. In the case of phased construction of the park, a through pathway should be provided from the outset.

7. Pedestrian scale lighting and other design elements shall minimize impact on the immediate neighbours.

8. Stormwater shall be managed in green infrastructure such as rain gardens.