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NOTES:

- Existing site plan information is sourced from J.E. Anderson & Associates Surveyors Site Plan dated June 11, 2025.
- The illustrated design and 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.
- Detailed site servicing and utility information will be provided at the Development Permit stage. Refer to the conceptual Site Servicing Memo / Plan provided in Appendix B.
- Existing trees and new trees are shown for reference only. Refer to the Comprehensive Development Tree Plan (T1) and Landscape Site Plan (L1.0) provided in Appendix A.
- 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 and are subject to change and verification by owner, and pertinent authorized Professional Consultants. They are subject to detailed design at the development permit stage. All improvements will be coordinated with District of Saanich requirements.

**RECEIVED**  
July 17, 2025  
PLANNING DEPT.  
DISTRICT OF SAANICH

rev no	description	date
1	Issued for Rez / Site-wide DP	07/09/2025

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project name  
**Trio Lands Redevelopment**  
755, 773 Cordova Bay Road and  
5371 Alderley Road, Saanich, BC  
sheet title

**Comprehensive Development Plan**

project no.	2211
drawing file	Trio Site Plan
scale	As Noted
drawn by	AC
date issued	July 09, 2025
sheet no.	<b>A1.0</b>



1.5M WIDE PUBLIC TRAIL. TRAIL LOCATION TO BE DETERMINED WITH CONSULTATION BETWEEN DEVELOPER, PROJECT ARBORIST, LANDSCAPE ARCHITECT AND SAANICH PARKS STAFF. TRAIL TO BE SECURED IN A 3.0M WIDE SRW.

TREE PRESERVATION EDGE OF DISTURBANCE (ARBORIST)

SIMPLIFIED EDGE OF DISTURBANCE (SURVEYOR)

TREE PRESERVATION EDGE OF DISTURBANCE (ARBORIST)

DOUGLAS FIR ENVIRONMENTALLY SENSITIVE AREA

SIMPLIFIED EDGE OF DISTURBANCE (SURVEYOR)

SIMPLIFIED EDGE OF DISTURBANCE (SURVEYOR)

DISTRICT OF SAANICH OWNED PROPERTY

**LEGEND**

- ① Multi-Family Residential (11 storeys)
- ② Multi-Family Residential (11 storeys)
- ③ Multi-Family Residential (11 storeys)
- ④ Multi-Family Residential (5 storeys)
- ⑤ Multi-Family Residential (5 storeys)
- ⑥ Multi-Family Residential (10 storeys)
- ⑦ Multi-Family Residential (10 storeys)
- ⑧a Multi-Family Residential (6 storeys)
- ⑧b Multi-Family Residential (6 storeys)
- ⑨a to ⑨c Rowhouses / Townhouses (3 storeys)
- ⑩ Not Used
- ⑪ Multi-Family Residential (6 storeys)
- ⑫ Mixed-Use (Rental & Daycare) (6 storeys)
- ⑬ Non-Market / Below Market Rental (6 storeys)
- ⑭ Mixed-Use (Non-Market / Below Market Rental, CRU, Office & Community Amenity) (5 storeys)
- ⑮ Mixed-Use (Rental, Office & Cafe) (4 - 6 storeys)
- ⑯a to ⑯c Rowhouses / Townhouses (3 storeys)
- ⑰ Multi-Family Residential (5 storeys)
- ⑱ Multi-Family Residential (5 storeys)
- ⑲ Multi-Family Residential (5 storeys)
- ⑳a to ⑳f Rowhouses / Townhouses (3 storeys)

