

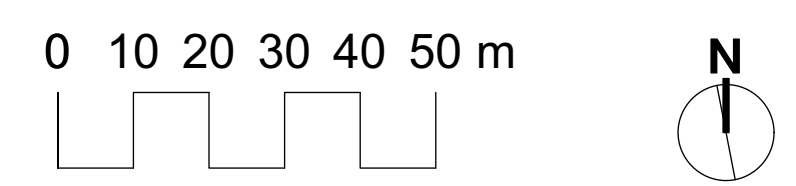


Project Data is based on including the municipality owned triangle site as part of the gross site area and application submission. The site is going through ownership transfer from District of Saanich to Aragon.

MATERIALS LEGEND		
PAVEMENTS, RAMPS, CURBS		
Asphalt Paving		Refer to Civil Eng dwgs
Concrete - Type 1		Light broom finish, tooled control joints
Gravel Surfacing		
STEPS		
Steps Type 1		Comes with hand rails as per BCBC.
SITE WALLS / EMBANKMENTS		
Retaining Wall		
SITE FURNISHINGS		
Bench		
Bench Type 2		
Raised Vegetable Planter		
PLANTING AND LANDSCAPE		
Lawn Area		
Rain Garden Area		Rain Garden to meet District of Saanich standards.
Building/Park Landscape Area		May include planting and vegetation buffers, public, semi-private, and private outdoor amenity spaces, circulation and slope retention.
Landscape Remediation - Slope		May include slope retention, removal of invasive plants, and remediation with native and adapted species.
Landscape Remediation - Forest		Invasive species removal and remediation with native and adapted species. Creation of a vegetated buffer and enhancement of the Douglas Fir sensitive ecosystem.

LINE TYPE LEGEND	
	Property line
	Property line - Existing
	Park Dedication Line
	SRW
	Tree Protection Line
	Maximum Edge of Tree Disturbance (Arborist)

EXISTING PLANT LEGEND	
<i>(Refer to Arborist Report for full details and management strategies).</i>	
	Existing Tree to be retained



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



NOT FOR CONSTRUCTION

rev no	description	date
1	Issued for Master Rezoning	2025-06-16

client  
**Aragon Properties**

project  
 TRIO/CORDOVA BAY  
 Cordova Bay Rd  
 Saanich, BC

sheet title  
**Site Plan**

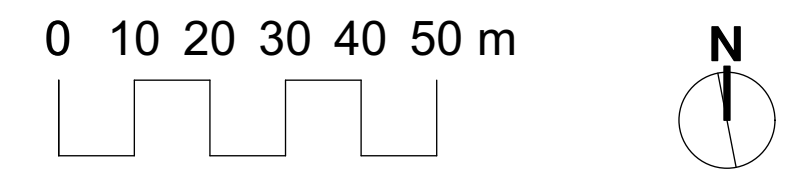
project no.	123.27
scale	1: 1000 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.

**1** **L1.00**



1.5m wide gravel public trail. Trail location to be determined with consultation between developer, project arborist and Saanich Park staff. Trail to be secured in a minimum 3m wide SRW.

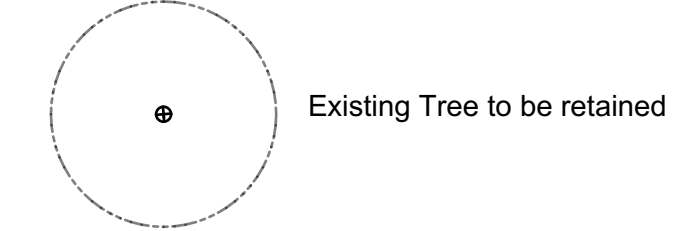
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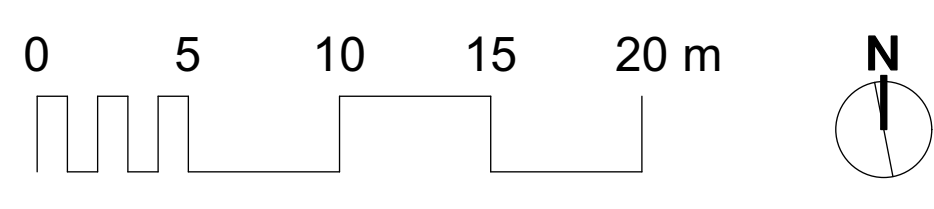
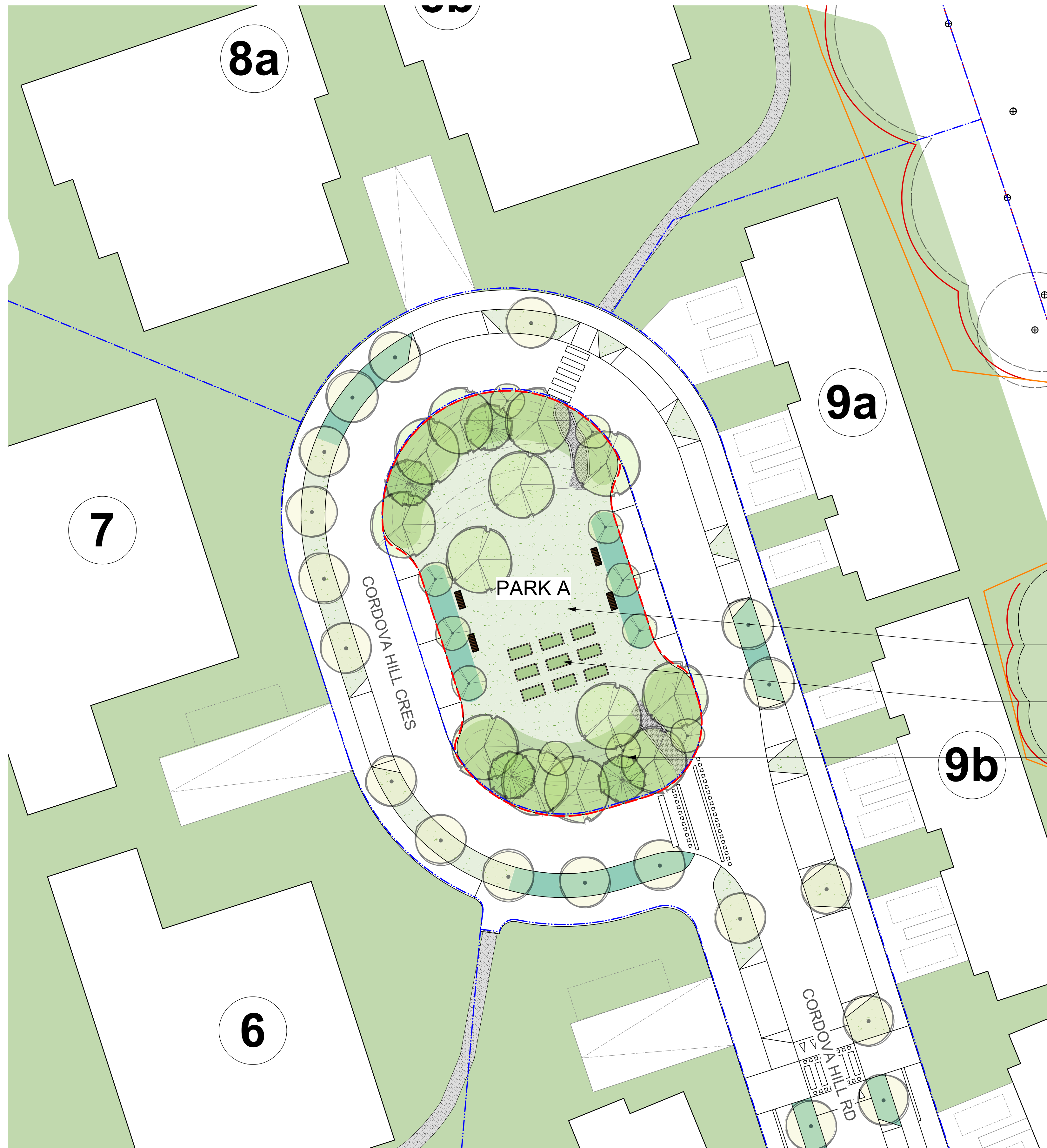
client  
**Aragon Properties**

project  
 TRIO/CORDOVA BAY  
 Cordova Bay Rd  
 Saanich, BC

sheet title  
**Streetscapes and Connectivity**

project no.	123.27
scale	1: 1000 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.

**1** **L1.01**



- Open grass space
- Community garden
- Bermed planting areas

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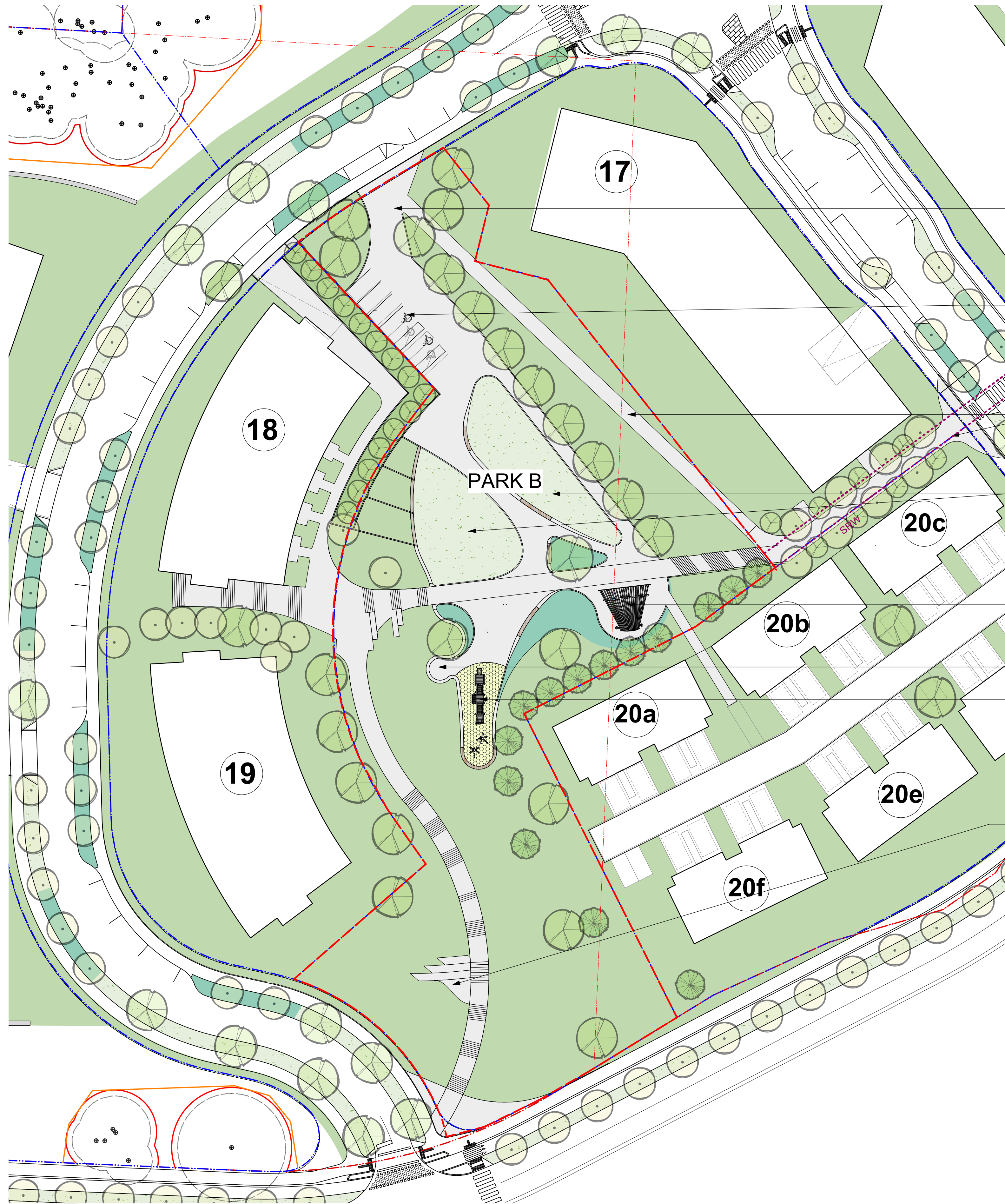
client  
**Aragon Properties**

project  
TRIO/CORDOVA BAY  
Cordova Bay Rd  
Saanich, BC

sheet title  
**Park A**

project no.	123.27
scale	1: 250 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.

**L1.02**



Accessible pathway

Accessible parking

Accessible pathway

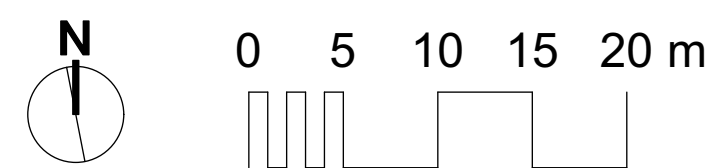
Lawn

Shade structure over picnic area

Parent nook

Play nook with play structure on patterned rubberized surfacing, possible bouldering wall.

"The Aerie" Lookout



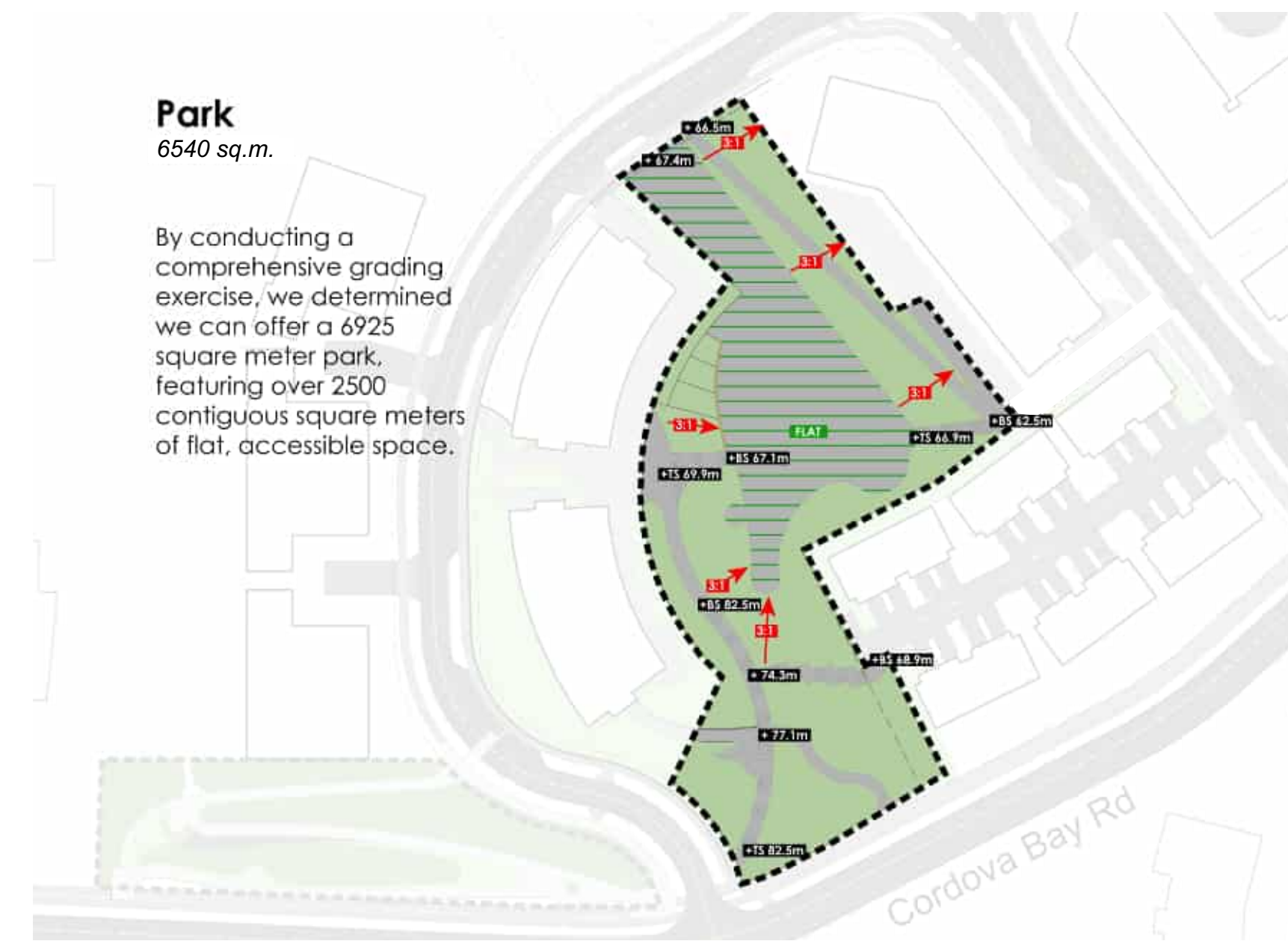
**Park**  
6540 sq.m.

By conducting a comprehensive grading exercise, we determined we can offer a 6925 square meter park, featuring over 2500 contiguous square meters of flat, accessible space.



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**Aragon Properties**

project  
TRIO/CORDOVA BAY  
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Saanich, BC

sheet title  
**Park B**

project no.	123.27
scale	1:400 @ 24"x36"
drawn by	MDI
checked by	SM
revision no.	sheet no.
	<b>L1.03</b>