



URBAN DESIGN MANUAL

Trio Lands, Cordova Bay, Saanich, B.C.

ref. Rezoning & Site-Wide Development Permit Application by Aragon (Cordova Bay) Properties

755, 773 Cordova Bay Road & 5371 Alderley Road, Saanich, B.C.

July 9, 2025

ARAGON



Prepared for ARAGON (Cordova Bay) Properties
by DAUSTUDIO

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TEAM CREDITS

OWNER / DEVELOPER:

Aragon (Cordova Bay) Properties Ltd.

DESIGN TEAM:

Project Lead | DAU Studio

Landscape Architect | MDI Landscape Architects Inc.

Civil | McElhanney

Transportation | Watt Consulting Group

Surveyor | J.E. Anderson & Associates

Geotechnical | Geopacific Consultants

Environmental | Corvidae Environmental Consulting Inc.

Arborist | Gye + Associates Urban Forestry + Arboriculture

Electrical | Primary Engineering

PHOTOGRAPHY

All photographs, unless otherwise noted, have been provided by the Design Team or are in the public domain.

TERRITORIAL ACKNOWLEDGMENT

Our team acknowledges and is grateful to the Ləkʷəŋən speaking peoples, known today as Ləkʷəŋən (Songhees) and Xwsepsum (Esquimalt) Nations and the WSÁNEĆ peoples represented today by the WJOLELP (Tsartlip), BOKEĆEN (Pauquachin), STAUTW (Tsayout), WSIKEM (Tseycum) and MÁLEXEL (Malahat) Nations on whose traditional lands we work and live. The First Peoples have been here since time immemorial and their history in this area is long and rich.



ASSUMPTIONS & QUALIFICATIONS

As a development analysis, aspects of this study are informed by assumptions and estimates pending further technical research and confirmation.

Property boundaries, site dimensions, land areas and other quantitative and legal data included in this report, are derived from multiple secondary sources and are subject to confirmation by survey and owner.

The following are assumptions made in the composition of the conceptual planning and development data:

1. Property re-allocations are subject to negotiated agreements between the owner and District of Saanich.
2. Rights-of-way, parks and public pathways are subject to negotiated agreements between the owner and the District of Saanich.
3. Utilities are anticipated to remain underground and are subject to further study and engineering design regarding location, capacity, ownership, statutory rights-of-way and covenants.
4. All development data and illustrations of buildings provided are based on preliminary programming of use, functional area and height, and site development scenarios provided by the owner. The buildings and data in the enclosed study do not constitute detailed design for each site. Site architecture and servicing programming, and design parameters must be determined as the basis for a full design process for each property & project that are included in this study.

TRIO LANDS | PROJECT SUMMARY

SITE	<ul style="list-style-type: none"> • 26.8-acre site in the Cordova Bay Neighbourhood, District of Saanich
ZONING	<ul style="list-style-type: none"> • Former sand and aggregate quarry site Zoned Wholesale, Warehouse and Office (M2); Residential Mixed Zone and Recreation (RM-3TR) & Open Space Use (P4). Owned by Aragon (Cordova Bay) Properties Ltd. since 2014. • Zoning sought: Comprehensive Development (CD) Zoning with subsequent Development Permits for each Development Area.
MIX OF HOUSING	<ul style="list-style-type: none"> • 1,160 housing units (25% rental (approx. 290 units), and 75% strata (approx. 870 units)) • Supporting OCP's integrated community objectives and contributing to meeting the Provincial Housing Supply Mandate for Saanich to produce 4,610 housing units in five years • Approximately 10% non-market and / or below market multi-family rentals (approx. 116 units) with 25% family-oriented units. • Approximately 15% market rental housing (approx. 174 units) with 30% family-oriented units. • Approximately 6% townhouses / rowhouses, including multi-generational options.
ECOSYSTEM RESTORATION & TREE PROTECTION	<ul style="list-style-type: none"> • 14% of gross site designated as Ecologically Sensitive Area as well as rehabilitation of the former quarry with animal habitat • Protection of 400 high value trees & robust tree planting
LANDSCAPE ARCHITECTURE BUFFERS AT URBAN CONTAINMENT BOUNDARY (UCB)	<ul style="list-style-type: none"> • Increased setbacks and trees as screening and slope stabilization
DENSITY	<ul style="list-style-type: none"> • FSR: 1.70 : 1 (Gross Site) • 44 units per acre (107 units per hectare)
BUILDING FORM	<ul style="list-style-type: none"> • Mix of low-rise townhouses and row houses and mid-rise buildings (5-11 storeys)
NEIGHBOURHOOD SPACE	<ul style="list-style-type: none"> • Multi-purpose Community Space • Daycare (Child) • Amenity Spaces (For more detailed information refer to Section 6 of this manual)
PUBLIC OPEN SPACE	<ul style="list-style-type: none"> • 2 new dedicated parks with community gardens, gathering space & children's playground • New trail loops providing connections to existing community trails and beyond (Lochside and Alderley) • Outdoor resident amenity spaces
PRIVATE OPEN SPACE	<ul style="list-style-type: none"> • Large restored ecologically sensitive area • Recreational courtyards and selected rooftops • Private balconies and patios
TIMING	<ul style="list-style-type: none"> • First Phase: subsidized non-market / below market housing and family housing • Construction start target: 2027 • Build out approximately: 20-25 years





Non-Market and / or Below - Market Rental Housing

116 units

- All Non-Market and / or Below-Market Housing will be provided in Phase 1 and will remain in perpetuity.
- Min. 10% (approx. 116 units) will be a combination of non-market and / or below-market rentals.
- To be developed in partnership with non-profit operator

Accessibility

- All new buildings will provide barrier-free and adaptable units.
- Consideration will be given to non-market and / or below market rental accessible units
- Open spaces and circulation network will consider those with reduced mobility.

Family Friendly

- Min. 25% family units 2-4 bedrooms, with 10% 3-4 bedrooms

Market Rental Housing

174 units

- Market rental housing will be provided in Phase 2 and will remain in perpetuity

Family Friendly Design

30% of units

Larger Family Friendly Units

- For rental and strata housing, the emerging family housing policy targets 30% 2-bedroom or larger units, with minimum 10% of those as 3 or more bedrooms. The proposal will meet those targets, providing 30% 2-bedroom or larger units, with 11% of those as 3 or more bedrooms.

On-Site Amenities

- Public amenities and on-site child care space to support families

Family Friendly Design

- The urban design will incorporate Saanich's new Development Permit Area Guidelines for Family Friendly homes and spaces.

Aging in Place + Multi-Generational Housing

- Larger units support newcomer and multi-generational households.
- Plans will consider the design of flex-units, whereby a studio or 1-bedroom unit could be easily converted to connect with an adjacent 3-bedroom or 4-bedroom unit to support larger households to meet resident needs.
- Townhouses and Rowhouses will incorporate basement suites to allow seniors to age in place and to support multi-generational families



Daycare (Child)

35 Child Care Spaces

- Provincial Licensing-compliant space for a child care facility is planned in Phase 2 and could provide 10 spaces for ages 0 to 3, and 25 spaces ages 3 to 5. Exterior play spaces will be provided on site for this facility.

Multi-purpose Community Space

- 3,500 sq.ft. of indoor, non-residential common amenity space may be part of Phase 1, to be developed in partnership and in addition to amenity space in each building.
- The amenity space is envisioned to have generous ceiling height, and flexible, multi-purpose rooms for recreation, educational, social and cultural functions. Proximate local residents to have priority use, and subject to agreements between Developer and the Community use by the wider community. Programming, operations, and agreements regarding community use will be negotiated at a later date.

Outdoor Open Spaces

+/-50% of site

- Site circulation and building locations prioritize ample usable landscaped open space totaling approximately 50% of the site.
- 14% of gross site area will be Douglas Fir Sensitive Ecosystem Area and will be restored and protected.
- Approximately 81,800 sq.ft. (1.878 acres) or 7% of gross site area will be dedicated as new park space.
- Trails: All-ages recreational trails connecting to community trails measuring approximately 1,110m (1.1 km) will be provided.
- Park A is a naturalized, accessible and fully furnished Local Park. Amenities include public parking, sidewalks and paths, community gardens, and a village green.
- Park B is a Neighbourhood Park with 2,500 m² of flat, accessible, multi-use space. Centrally located on the Trio Plan, it is a 'gateway location', proximate to the existing neighbourhood, and trail network, with prominent frontage on Cordova bay Road.

Resident Amenity Spaces

Indoor Common Areas

- Indoor amenity space will be considered for each building and could be programmed as social or flexible recreation space, meeting rooms, etc.

Resident Outdoor Spaces

- The site will include plenty of outdoor spaces for residents.
- Courtyards will consider the use of gates and landscaping to help define areas for resident use.
- Rooftop amenity areas could include secure play spaces, gardening spaces and social gathering places.

Ground Orientation

- Buildings will consider how to maximize the creation of ground-oriented units within the base or podium.

Private Open Space

- Most units will have access to a patio or balcony.

Accessibility

- The open spaces and circulation network will consider those with reduced mobility.

Community Gardens + Food Security

- Landscape design will consider how to incorporate edible fruit trees and space for edible plant gardens for residents.
- Balconies will provide additional opportunities for growing food.

Livability + Sustainability

- All buildings designed to current BC Building Code and Seismic Structural standards.
- All units are to be provided with mechanical cooling.
- All building systems on site are anticipated to be all electric.
- All buildings will be Step Code Level 3-compliant for mid-rise combustable (6 storeys or under), Step Code Level 2-compliant for non-combustible, mid-rise, mixed-use buildings (over 6 storeys) and Step Code Level 3-compliant for Townhouses and Row houses.

EXECUTIVE SUMMARY

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.

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.



15-Minute Community, (Saanich OCP p.28)

Site and Neighbourhood Fit

Planning for the site has been ongoing since 2014. During this time, the site underwent extensive testing, preloading for future load capacities, 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 adjacent 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.

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.

EXECUTIVE SUMMARY

Urban Containment Boundary (UCB)

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 space 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.



EXECUTIVE SUMMARY

Housing for Future Residents

The redevelopment proposal for the Trio Lands is comprised of about 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.

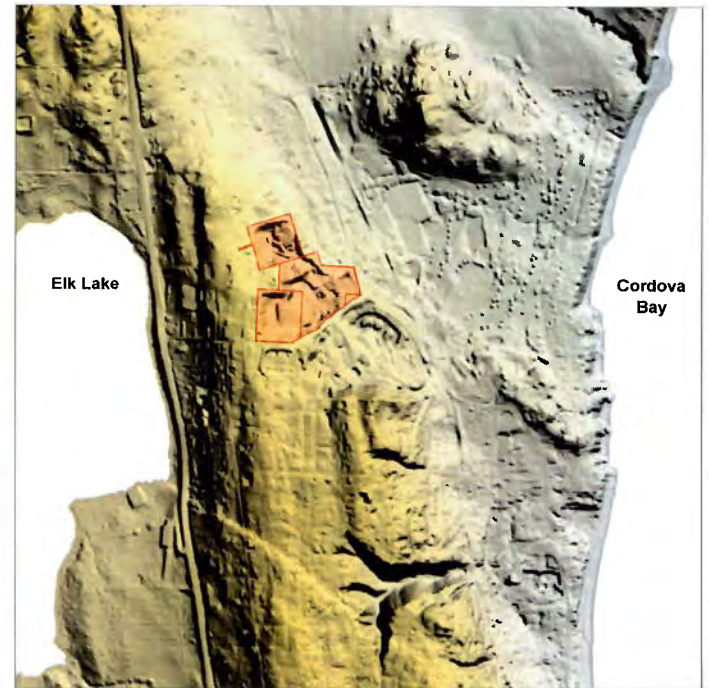
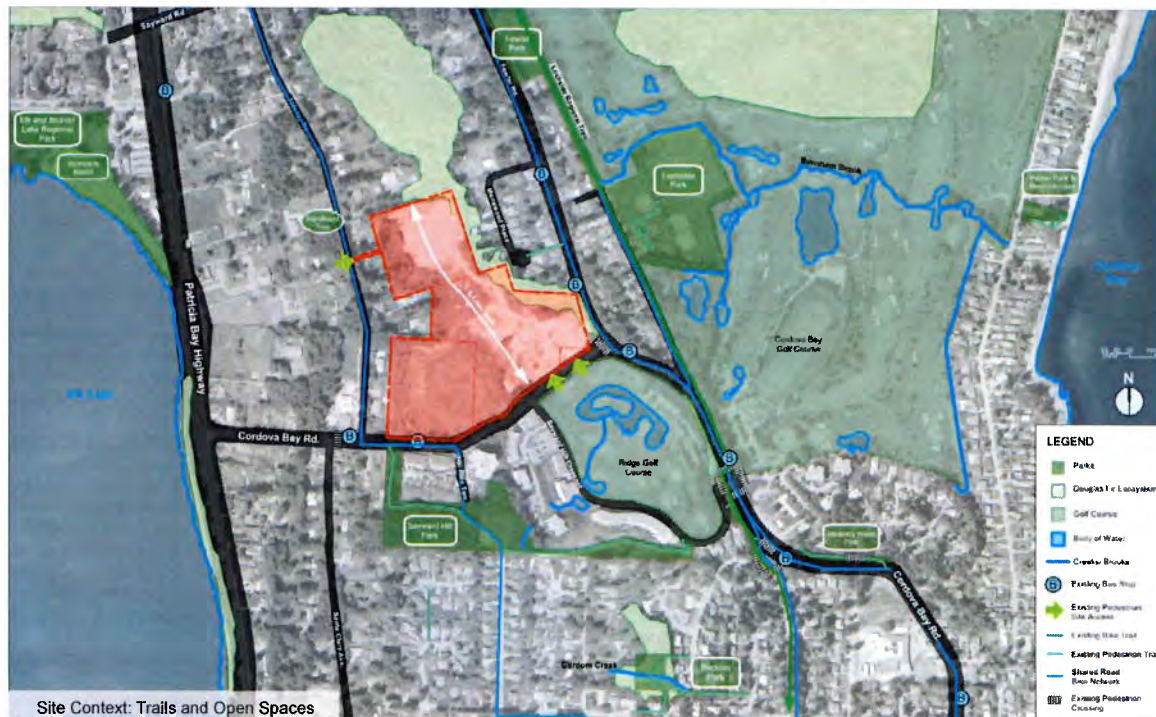
The parks, landscaped boulevards, rain-garden areas, and a significant number of preserved trees will be connected by a site-wide network of pathways. These will also be extended to connect via new pedestrian crossings to Lochside Trail and on-street cycling networks of the surrounding area.

Restoration and Repair

The perimeter areas of the Trio Lands site were spared full excavation and destruction from decades of quarry activity. Redevelopment affords a chance to restore, enhance, and preserve the many trees and ecological zones, including a large Douglas Fir Sensitive Ecosystem Area identified by Saanich Environmental Services and Parks Department staff as significant.

A look at broader land patterns reveals a flat, low area—likely a former floodplain—beside a higher elevated zone. The Trio Lands site is situated right at the boundary between these two geographic features. The gravel pit has carved into the elevated land, creating a distinct bite. Part of the proposed construction involves filling this pit and bridging the gap from the elevated area to near the floodplain bottom. This unique location contributes to the site's grade challenges.

The proposal will name and implement protective guidelines for phased adjacent site development to ensure the landscape is improved, stabilized, and preserved for future generations.



Hillshade map of Cordova Bay and Saanich.

EXECUTIVE SUMMARY

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.

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.



Through site views looking south at Park 'A'



Conceptual illustration of Park 'B'

COMMUNITY ENGAGEMENT

Two rounds of public engagement events were held during the development of the concept plan, as outlined below. While not mandated by the District of Saanich, these events were organized to inform both the broader community and immediate neighbours about the Trio Lands proposal. Notification for each event was distributed through flyers, door-to-door outreach, and targeted email campaigns.

Round 1 (November 2023)

Round 1 of Community Engagement was held on November 23, 2023, at Cordova Bay Elementary School, hosted by Cordova Bay Association (CBA) 55+. Two separate presentations and Q&A periods were held:

- Afternoon presentation and Q&A period for CBA 55+ with attendance by about 60 people.
- Evening broader-community presentation and Q&A period with attendance by about 120-140 people.

Summary of what we heard:

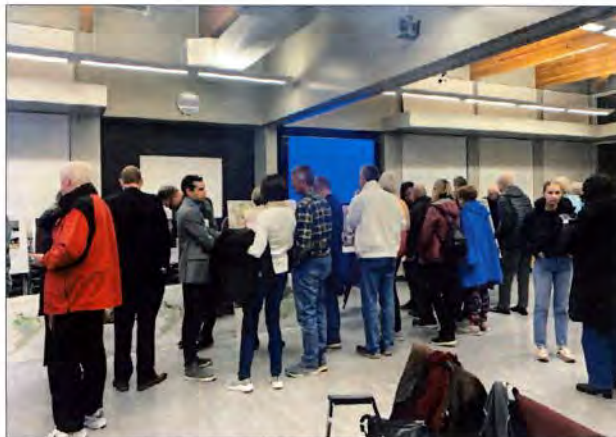
- Affordable Housing - Ownership, Rental
- Housing Options for Downsizers - Stay Close to Family & Friends
- Homes for Families - "The Missing Middle" - Townhouses, Duplexes, Triplexes and Apartments for Families
- Support for Aging in Place - Thoughtfully Designed Homes
- Meaningful Amenities - Trails, Community Gardens, Gym, Co-Working Space, Community Flex Space
- Daycare & Health Services
- Transform a Contaminated Site - Clean & Fill
- Support Biking, Walking & Running
- Sustainability - Build better and for the future
- Restaurant (or Pub)

Round 2 (November 2024)

Round 2 of Community Engagement was held on November 28, 2024, at Cordova Bay Elementary School. The Development team presented a short update followed by a Q&A period. The event was attended by about 200-220 people.

Summary of what we heard:

- Community opposed to inclusion of Subsidized Housing
- Community opposed to any additional density beyond single family homes
- Housing Options for Downsizers - Stay Close to Family & Friends
- Homes for Families - "The Missing Middle" - Townhouses, Duplexes, Triplexes and Apartments for Families
- Support for Aging in Place - Thoughtfully Designed Homes
- Meaningful Amenities - Trails, Community Gardens, Gym, Co-Working Space, Community Flex Space
- Daycare & Health Services
- Transform a Contaminated Site - Clean & Fill



1. SITE

1.1 Existing Conditions

Trio Lands Site, Cordova Bay, Saanich

The lands formerly known as the Trio Lands Gravel Quarry at Cordova Bay Road and Fowler Road in Saanich are the subject of this comprehensive development plan. The site is located in the Cordova Bay neighbourhood in Saanich, BC, about a 15-minute drive north of Downtown Victoria along Highway 17. The Trio Lands site is a short 7-minute walk from Cordova Bay Village Centre and will become its natural extension. It 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.

The Trio Lands site area totals 108,162m² or 26.84 acres. The development site will include a small Saanich-owned triangle site to the south of the property (included in the total area). The site is irregular in shape with a long frontage along Cordova Bay Road and a much smaller frontage on Fowler Road. It has a narrow pedestrian access to Alderley Road located at the approximate mid-point of the site.

The site has large elevational differences, approximately 30.0-50.0m from east to west and approximately 20.0m from south to north. Due to its inherited topography, it is bounded almost completely by sloped embankments that separate it from the adjacent single-family residential streets and homes. To the west, the site is separated from a well-established single-family residential neighbourhood by an Douglas Fir Sensitive Ecosystem Area. To the east and north, the site is adjacent to the Urban Containment Boundary¹ with an elevational difference of approximately 12.0 - 13.5m (4 - 4.5 storeys) below the existing single-family neighbourhood.

Urban Containment Boundary¹ means the regulatory boundary established within the CRD's Regional Growth Strategy and designated in the Official Community Plan that defines the limit of urban growth and servicing and protects rural and resource areas from urban development.



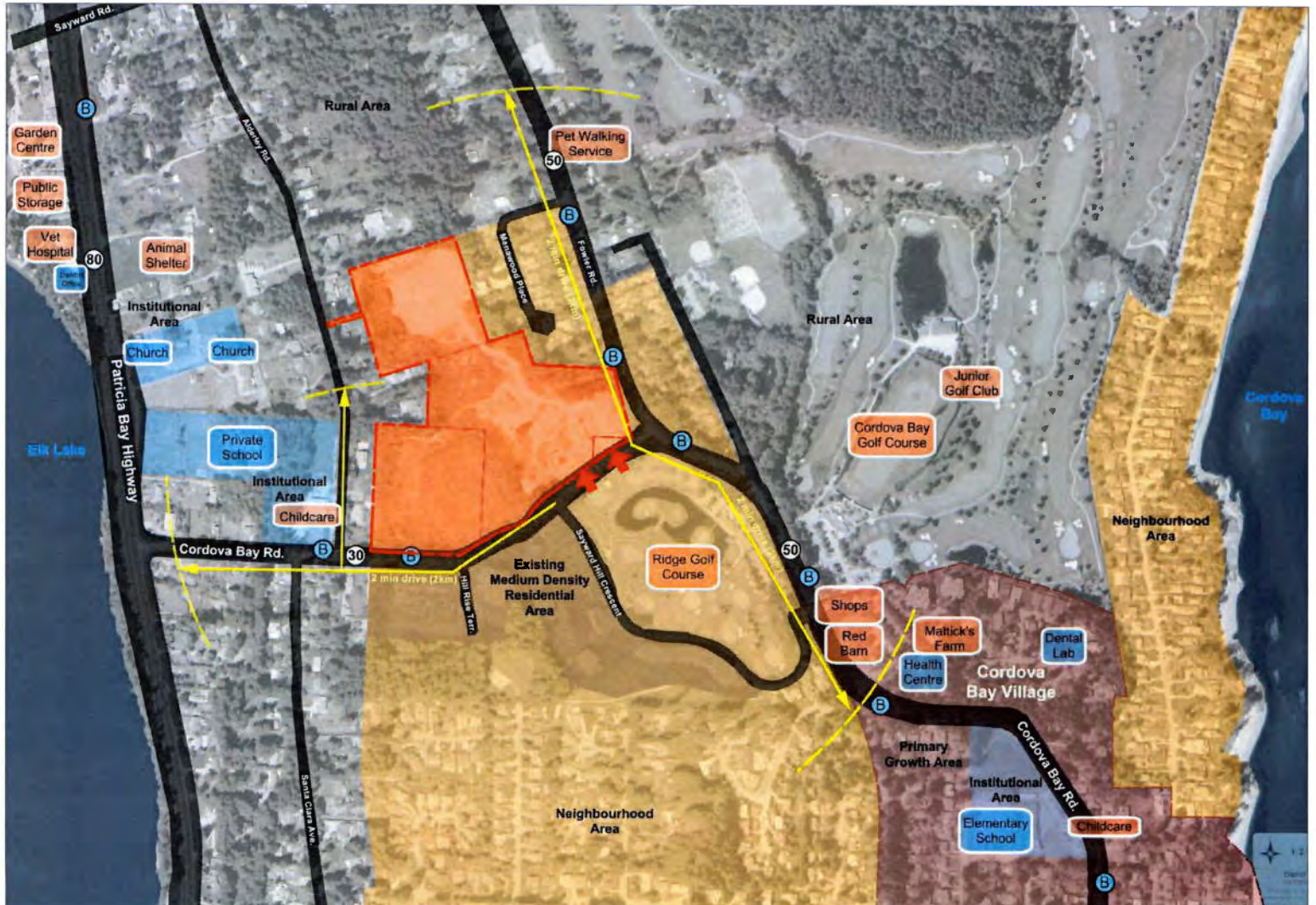
1. SITE

1.1 Existing Conditions (continued)

Neighbourhood Context

The Trio site is part of a well-established residential neighbourhood, located close to well-loved parks and trails, and within a 10-12 minute walk to Cordova Bay Village, which offers a variety of local shops, cafés, and services.

It is immediately adjacent to the Cordova Bay Golf Course and The Ridge Golf Course, providing excellent opportunities for golf enthusiasts. Additionally, it is a 1.8km or meter or 15-minute walk south to Red Barn Market, Mattick's Farm, and neighbourhood shops, which include boutique stores and eateries.



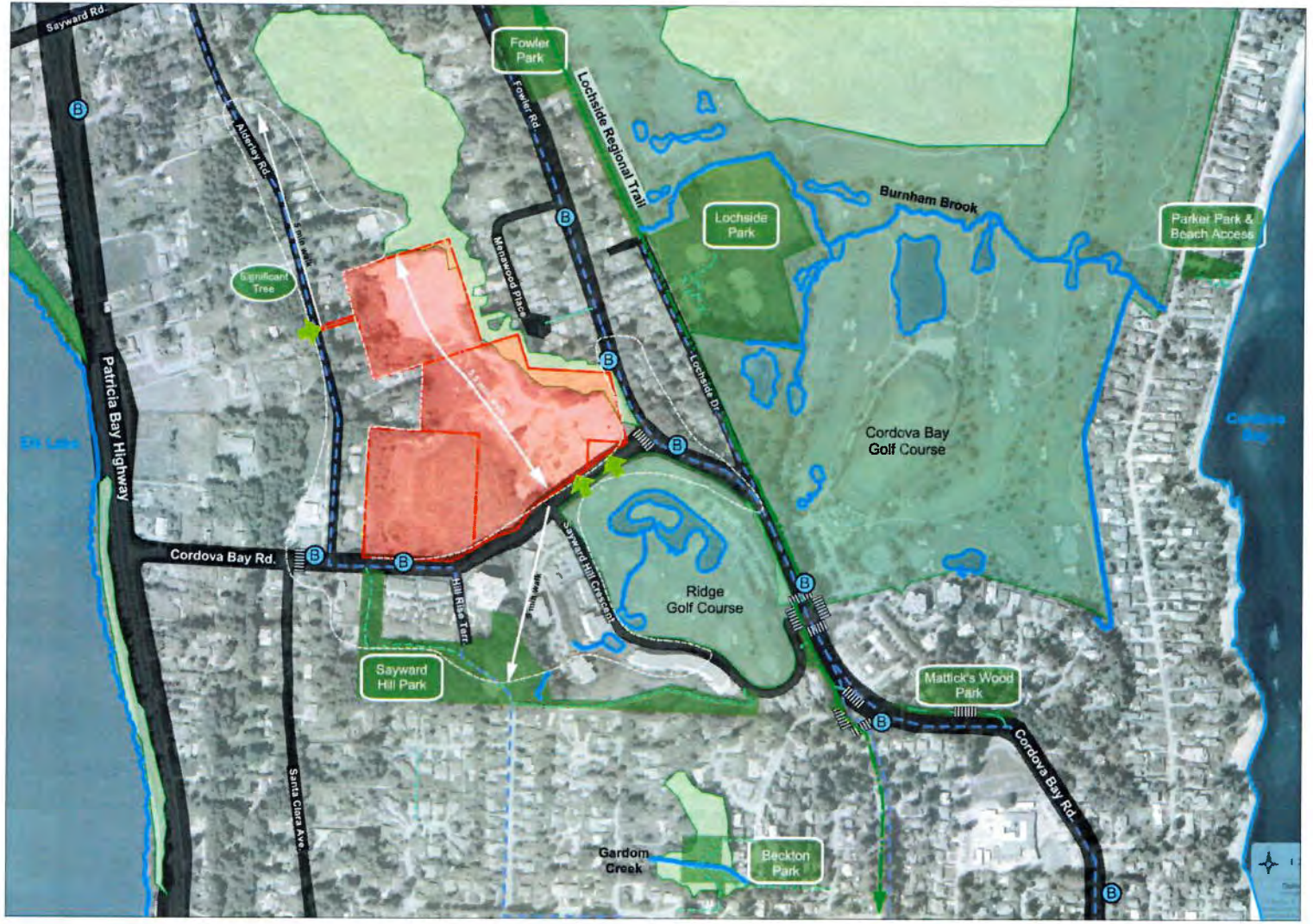
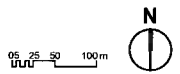
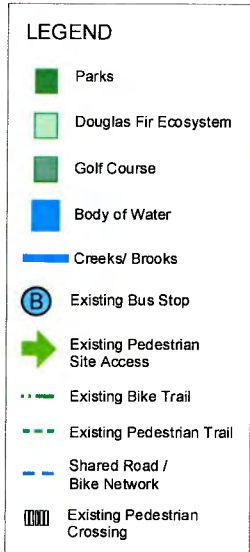
1. SITE

1.1 Existing Conditions (continued)

Neighbourhood Context (continued)

It is also a 5-minute walk to the trail connector to Lochside Trail, offering scenic routes for walking, cycling, and access to a myriad of Cordova Bay beaches to the southeast, perfect for outdoor activities and relaxation.

To the west, it is a 3-minute car ride to Highway 17, with convenient connections to Elk Lake, which is immediately adjacent to Highway 17 and offers recreational activities such as swimming, fishing, and rowing. Saanich Core to the south provides additional amenities and services, and Downtown Victoria further south offers a vibrant urban experience with cultural attractions, dining, and shopping.



1. SITE

1.1 Existing Conditions (continued)

Cordova Bay Road

The property along Cordova Bay Road is characterized by a triangular shape and significant topographical variations. The southern boundary of the site features extensive frontage on the northern side of Cordova Bay Road, extending across almost the full block between Fowler Road and Alderley Road. To the south of the site, the area is predominantly occupied by Ridge Golf Course and contemporary multi-family residential structures, including townhouses and mid-rise buildings, with the Sayward Hill building reaching eight storeys. Cordova Bay Road frontage is notably curvy and steep.

Other Site Boundary Conditions

The eastern and northern boundaries of the site are adjacent to a well-established single-family neighbourhood around Menawood Place. There is a considerable elevation change between the site and the existing single-family residences, further buffered by a large Douglas Fir Sensitive Ecosystem Area. The western boundary is uneven and jagged, also featuring a significant elevation change, with several single-family homes situated atop a bluff overlooking the site.

The site is predominantly landlocked, with the only vehicle access located on Cordova Bay Road. Additionally, there is a very narrow pedestrian connection further up the site to Alderley Road.



Bird's eye aerial photograph (not to scale)



1. SITE

1.1 Existing Conditions (continued)



1. SITE



1. SITE

1.2 Site History

The Trio Quarry in Saanich, BC, was a part of the Trio Ready-Mix company, which has been providing concrete services and materials to Southern Vancouver Island for over 40 years.

Historical Timeline of Trio Quarry:

- 1946:** Industrial gravel operations first established at the site.
- 2014:** Aragon (Cordova Bay) Properties Ltd. purchases the property
- 2015:** Cleanup of site contamination and remediation begins, and DAU Studio becomes engaged on the project. Public engagement commences. Initial proposal for 385 housing units is presented.
- 2017:** Fill deposits begin to restore site grades.
- 2025:** Cleanup and remediation efforts are still ongoing. The site remains a subject of community discussions.



1940s



1940s



1964



2000s



2000s



1990s



2014

1. SITE

1.3 Soils - Geotechnical Analysis

General Notes

Geotechnical investigations have been underway since 2019 and continue to be ongoing with detailed geotechnical design requirements under review. Preliminary recommendations will be subject to refinement upon completion of the investigation plan.

Eastern Extent

The eastern part of the site has soft to firm clays. This area is not suitable for high-density multi-storey residential buildings without significant ground improvement measures. However, over-excavating the clays to accommodate underground parking could allow the use of conventional foundations on dense silty sand and gravel at greater depths.

Southern Extent

The center of the southern part of the site has compact to dense sands overlying dense silty sand and gravel at approximately seven meters below grade. This area is suitable for higher density multi-family buildings. Ground improvement methods or over-excavation for underground parking could be used. Excavated soil can be reused as structural fill elsewhere on the site.

Western Extent

The western part of the site has waste fills of variable composition and density up to approximately 27.5 meters below grade. Large debris at depth makes ground improvement measures challenging. Deep foundations such as drilled piles may be considered for high-density buildings.

Northern Extent

The northern part of the site has higher densities within the fills, making it suitable for light to moderately heavy residential developments. Further details will be available after the completion of the remaining drilling and Multichannel Analysis of Surface Waves (MASW) program.



Auger Drilling



Sonic Drilling

1. SITE

1.4 Topography & Steep Slopes

Challenging Grading Conditions

The site has significant grading challenges in both the east-west and north-south directions. The grade changes are not uniform, meaning the slope varies across the site. In some areas, the slope exceeds 25%, making it quite steep and uneven. This variability in the terrain can complicate construction and landscaping efforts, requiring more advanced engineering solutions to manage the slopes effectively.

Elevational Change Along Cordova Bay Road

There is a notable elevational change of approximately 50 meters (more than 15%) from east to west along Cordova Bay Road. This gradient exceeds the current standards set by the District of Saanich for road grades, indicating that the road is steeper than what is typically allowed.

Additional Elevational Change

Besides the east-west gradient, there is also an elevational change of about 20 meters in the northwest to southeast direction. This adds another layer of complexity to the site's topography. Proper site planning and grading will be essential to mitigate these risks and ensure stability.

Impact on Accessibility and Circulation

The steep grading conditions pose significant challenges for providing accessible entry points and ensuring smooth circulation throughout the site. It becomes difficult to create coherent transitions between buildings and across roads, which is essential for both pedestrian and vehicular movement.



1. SITE

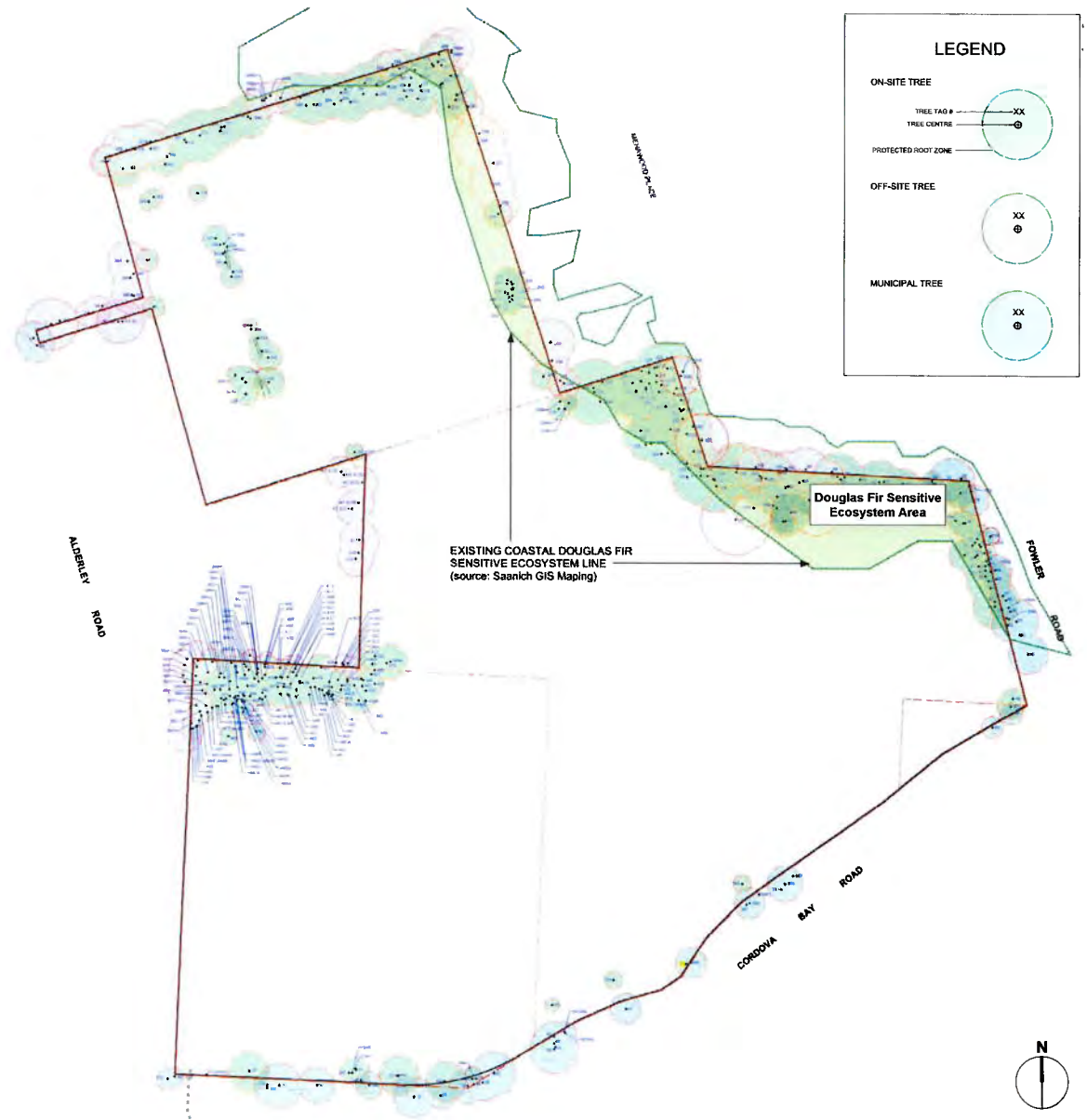
1.5 Existing Tree Inventory

The Existing Tree Inventory is provided as a high-level conceptual summary for tree management during the Comprehensive Development phase of a project. Detailed design will follow as part of the Development Permit Amendment for each Development Area (DA). The tree inventory information is comprehensive, but the anticipated tree removals and replacement numbers are preliminary.

Tree Preservation Optimization

Integrated site planning will be utilized to optimize tree preservation as much as possible. This will involve careful consideration of the edge condition strategies which will need to manage grade changes adjacent to protected tree areas. These strategies will be crucial for maintaining the health and stability of the trees during and after construction activities.

Overall, the redevelopment process will be committed to tree preservation and sustainable development practices. By integrating detailed planning and environmental considerations, the project will aim to protect and enhance the natural environment throughout the development process.

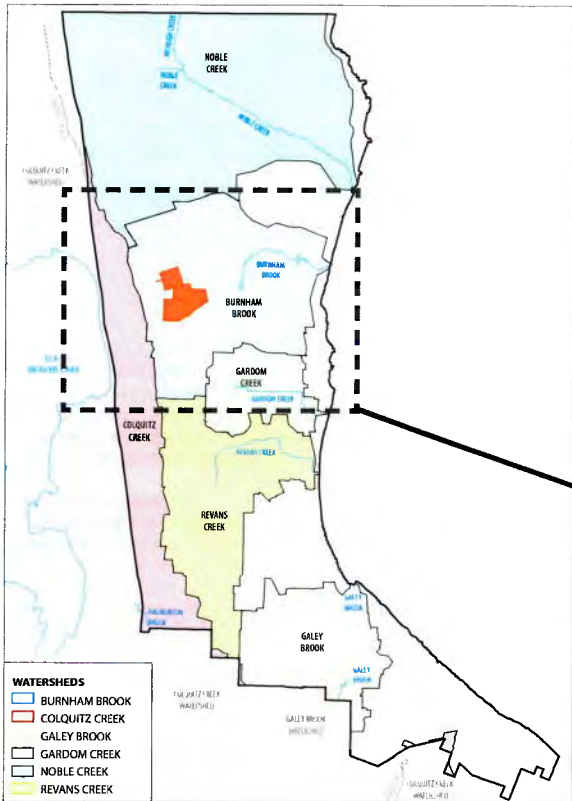


1. SITE

1.6 Watershed Context & Drainage

Watershed & Site Drainage

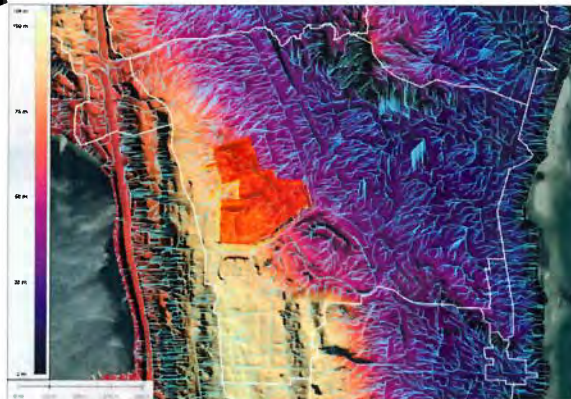
In general, a typical pre-development landscape function has relatively low percentage of impervious surfaces, extensive tree canopy and/or rough micro topography / absorptive soils with natural surface drainage including creeks and low lying wetland areas. In comparison, a post development landscape function typically has relatively high impervious surfaces, tree canopy loss, surface smoothing (roads, sidewalks, lawn) and piped drainage.



Cordova Bay Watersheds (Cordova Bay Local Area Plan, p.27)

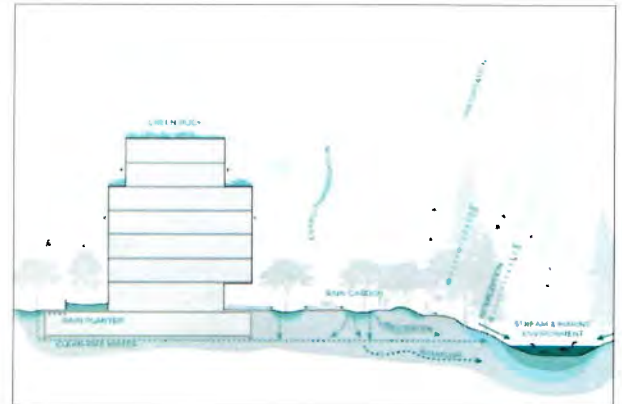
Historic (Pre-Development)

The Burnham Brook watershed is situated within the Coastal Douglas Fir (CDF) biogeoclimatic zone, historically characterized by dense forests dominated by Douglas fir (*Pseudotsuga menziesii*), Garry oak (*Quercus garryana*), and arbutus (*Arbutus menziesii*). This ecosystem also included rich understories of shrubs, ferns, and wildflowers, as well as wetlands and riparian zones that supported a diverse array of wildlife, including salmonid species, amphibians, and various bird species. The creek itself was likely a clear, cold stream with a stable flow regime, fed by seasonal rainfall and groundwater inputs. Indigenous peoples, including the WSANEC (Saanich) First Nations, stewarded this land, utilizing its resources sustainably.



Current (Post-Development)

In its current condition, the Burnham Brook watershed has been impacted by land development, agricultural activities, resource extraction, and recreation. Much of the natural forest cover has been replaced by introduced species, mono-cultures that require chemical inputs, and impervious surfaces. The drainage system has changed from a slow natural system to a fast ditched and piped system leading to decreased biodiversity, altered hydrology, and reduced water quality. While some areas retain remnants of their natural state, the watershed now faces ongoing challenges related to climate change, invasive species, water quality, and the need for sustainable land-use practices to balance ecological health with community needs.



Site drainage patterns (Cordova Bay Local Area Plan, p.29)

1. SITE

1.6 Watershed Context & Drainage (continued)

Regulatory Context

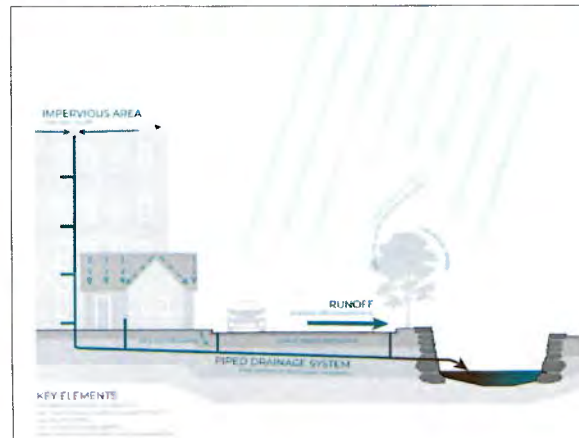
Saanich's Official Community Plan has broad goals to protect and enhance streams and watercourses and their associated riparian habitats, including the desire to potentially daylight watercourses and encourage net improvements to site permeability for on-site stormwater infiltration, ground water recharge and climate adaptation. As part of its adaptation response, Saanich has adopted best management practices in the form of Integrated Stormwater Management Plans (ISMPs).

Landscape Design Considerations

The stormwater system for the site should follow the three pillars of sustainability outlined in the OCP: Environmental integrity, social well-being, and economic vibrancy. It should also meet policies outlined in Section 10.3 Stormwater Management. This includes improving the environmental quality of the stormwater management system to enhance watershed function and increase climate resilience (10.3.3); supporting groundwater recharge using green infrastructure (10.3.5); and retaining stormwater holding capacity of natural infiltration and storage areas to reduce peak flows and enhance quality runoff (10.3.8).

Landscape Design Opportunities

The site-wide stormwater management system will be designed to capture, clean, and detain stormwater, ensuring a high level of water quality while meeting Saanich's guidelines for water quality, storage, and release rates. The system will collect runoff from hard surfaces such as roads, buildings, and parking areas, directing it to rain gardens and rain planters for natural filtration and detention. A significant portion of the site will remain permeable, featuring large, naturalized areas and parkland to enhance ecological balance. By integrating rain gardens and absorbent landscapes, the site aims to increase biodiversity, creating a sustainable and resilient environment that harmonizes with the surrounding ecosystem, reduces the demand on underground infrastructure, and enhances the urban environment.



1. SITE

1.7 Circulation & Connectivity

Cordova Bay Road is a major arterial road and a designated truck route with infrequent transit service. The road is winding with limited visibility and an elevation change of approximately 50 meters from east to west. There are no pedestrian crossings except for one at the intersection of Cordova Bay and Fowler, and there are no traffic signals. High vehicular speed is a significant safety concern, as highlighted by local residents during public engagement.

Fowler Road is also a major arterial road and a designated truck route. There is a narrow pedestrian connection to Alderley Road, but the existing grade difference of about 15-20% makes it challenging to establish a meaningful connection. Improving this connection could enhance pedestrian accessibility and safety, making it easier for residents to navigate the area.

Overall, there is a need for improved pedestrian infrastructure and traffic safety measures in the area. The ongoing safety concerns raised by neighbours during public engagement underscore the importance of addressing these issues to enhance connectivity and circulation in Cordova Bay. Strengthening connections between roads and pedestrian pathways will be crucial in creating a safer and more accessible environment for all residents.



1. SITE

1.8 Parks & Open Space

The Trio Lands site is situated within a short walking distance from several well-established and cherished community and local parks. Its proximity has the potential to add to and enhance the existing network, making it an attractive location for outdoor enthusiasts and families.

Directly across Cordova Bay Road lies a trail connector to Sayward Hill Park, approximately a 5-minute walk away. This park offers scenic views and recreational opportunities. Beckton Park is located further south, and both parks currently lack a safe and convenient pedestrian connection, which could be improved to enhance accessibility.

Lochside Park is situated just across Fowler Road, about a 5-minute walk, but also lacks pedestrian connections. This park features open green spaces and playgrounds. Fowler Park is an additional 5-minute walk via Lochside Trail, which similarly lacks safe pedestrian connections. Improving these connections could significantly benefit local residents and visitors.

Lochside Regional Trail, a popular 29 km commuting and recreational trail, runs along Cordova Bay Road just south of the site, providing convenient connections from Downtown Victoria to Swartz Bay Ferry Terminal. The trail is only a few minutes' walk away, though it too lacks a safe pedestrian connection from the site. Enhancing these connections would make the trail more accessible and safer for pedestrians and cyclists.



LEGEND

- Parks
- Douglas Fir Ecosystem
- Golf Course
- Body of Water

1. SITE

1.9 Views

The elevation changes across the site, while challenging, have created unique opportunities to provide stunning views of the surrounding area. These elevation variations offer panoramic vistas of the Douglas Fir Sensitive Ecosystem Area, showcasing the natural beauty of the neighbourhood. Additionally, the site captures filtered water views of Haro Strait and the San Juan Islands, adding to the scenic appeal.

Efforts should be made to preserve view corridors from the adjacent single-family homes (SFHs), ensuring that residents continue to enjoy views of the landscape. This careful consideration of views will enhance the overall aesthetic and environmental value of the site.



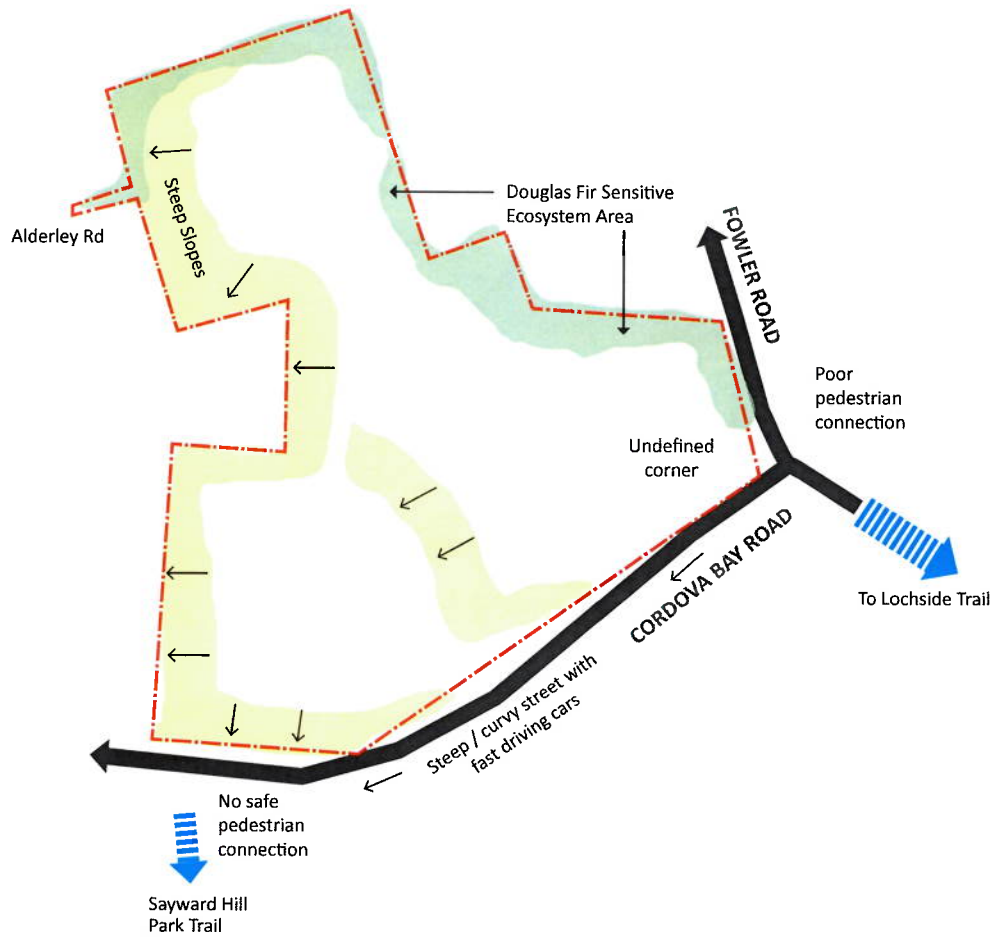
Views across site looking south-east



Bird's eye view across site looking south-east

1. SITE

1.10 Constraints & Opportunities (continued)

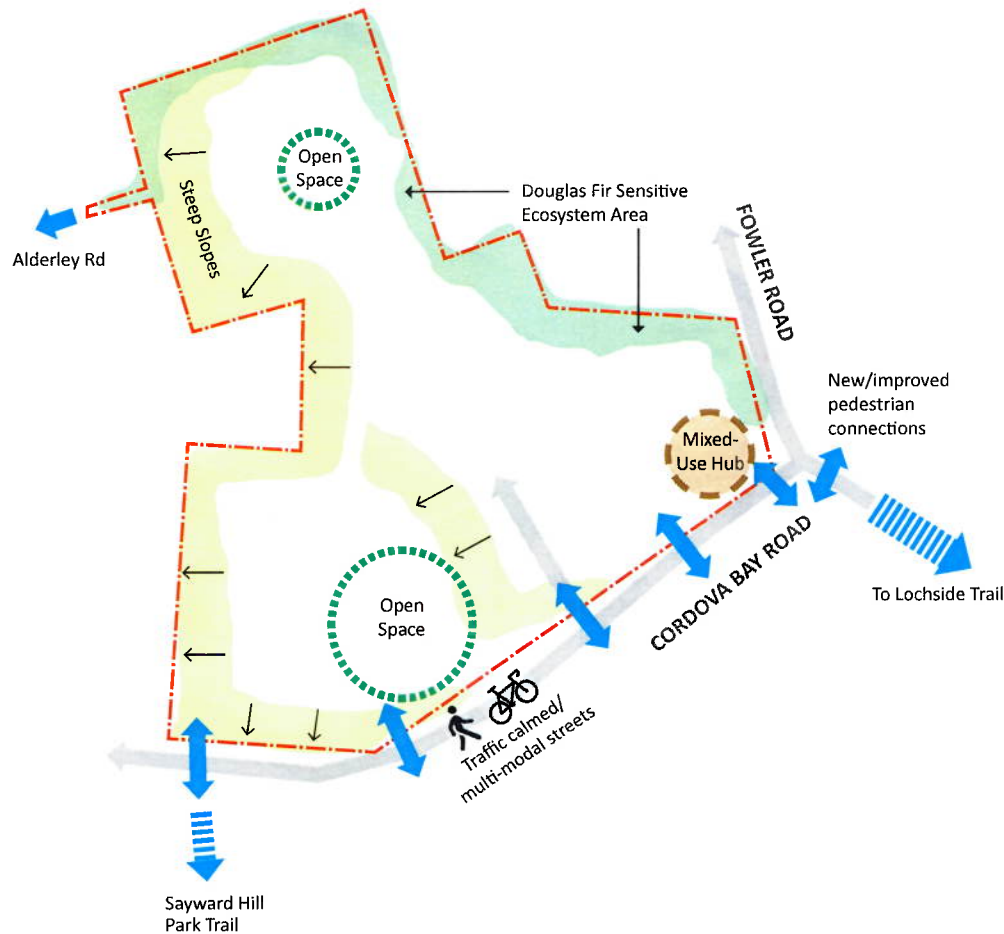


CONSTRAINTS

<p>Circulation & Connection</p>	<ol style="list-style-type: none"> 1. Cordova Bay Rd and Fowler Road are major arterials and truck routes with infrequent transit service. 2. Adjacent to the site, Cordova Bay Rd is a winding road with limited visibility and elevational change of approx. 50m east to west. The only pedestrian crossing is an unsignalized crosswalk at Cordova Bay Rd. and Fowler. 3. There is a narrow informal pathway from the Trio Lands site to Alderley Rd with a 15 to 20% inclined grade.
<p>Trails & Open Space</p>	<ol style="list-style-type: none"> 4. Part of Cordova Bay Rd south of the site is used as a Lochside Trail connector. 5. Existing park trail to Sayward Hill Park across the street at Cordova Bay / Alderley but no connection to the site. 6. Sayward Hill Park, Beckton Park, Lochside Park & Fowler Park are within 10-15 min. walk from the site. The parks are accessible via well-established trails nearby but with no safe connections to the site. 7. A large established Douglas Fir Sensitive Ecosystem Area along the east and north property lines with many mature tree occupies a portion of the site.
<p>Topography & Steep Slopes</p>	<ol style="list-style-type: none"> 8. Challenging grading conditions in both east-west and north-south directions. Some uneven grade changes are more than a 25% incline. 9. An elevation change of approximately 50m (more than 15% incline) east to west along Cordova Bay Rd exceeds the District of Saanich standards for road grades. 10. An approximately 20m elevation change in the north-south direction is restrictive.
<p>Amenities & Context</p>	<ol style="list-style-type: none"> 11. Emerging Cordova Bay Village is a key neighbourhood amenity with its shops, restaurants and services but with no direct pedestrian connection. 12. The Ridge Golf Course is directly adjacent to the site across Cordova Bay Rd. Cordova Bay Golf Course is a short 7 minute walk without a crosswalk. 13. Corner of Cordova Bay / Fowler is undefined & landscape is poorly kept.

1. SITE

1.10 Constraints & Opportunities (continued)



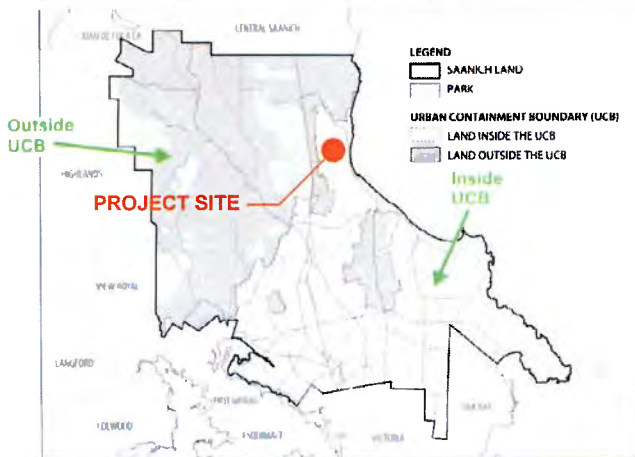
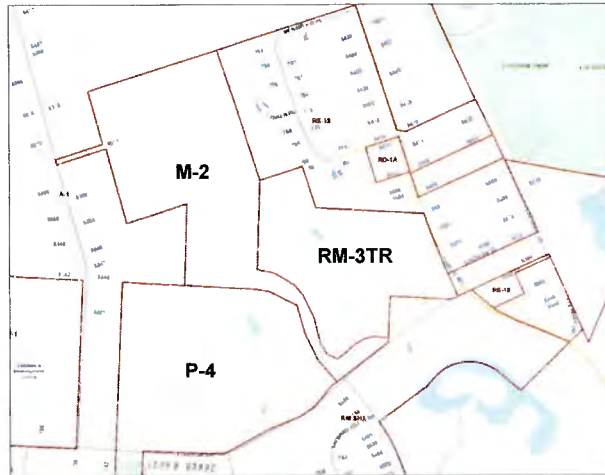
OPPORTUNITIES

<p>Circulation & Connection</p>	<ol style="list-style-type: none"> 1. Improve pedestrian & cyclist safety by providing a traffic / signalized intersection at Cordova Bay / Fowler. 2. Consider speed humps along Cordova Bay Rd to reduce speed of vehicles and improve pedestrian safety. 3. Provide cycling infrastructure & sidewalks along Cordova Bay Rd (and on site) to improve multi-modality of transportation. Improve landscape / streetscape of Cordova Bay Rd. 4. Provide illuminated and pedestrian-controlled, signalized crosswalks on Cordova Bay Rd to allow safe access to trails and parks as well as connect to the golf-courses, Mattick's Farm & Cordova Bay Village.
<p>Trails & Open Space</p>	<ol style="list-style-type: none"> 5. Create a central neighbourhood park with frontage on Cordova Bay Rd & pedestrian connections across Cordova Bay Rd. 6. Restore and protect the Douglas Fir Sensitive Ecosystem Area. Retain high value trees wherever possible. 7. Improve sloped site with trees and planting along western and northern property boundaries. 8. Design the Landscape to include a variety of amenities for active play, community gardens, social and cultural events and quiet, solitary areas.
<p>Topography & Steep Slopes</p>	<ol style="list-style-type: none"> 9. Consider creating opportunities to open views of the middle-ground landscape, distant golf-courses and the water. Locate lower buildings at the site edges adjacent to stable single house neighbourhoods to minimize view impact. 10. Grade the site to minimize the negative effects of pre-existing road grades along Cordova Bay Rd.
<p>Amenities & Context</p>	<ol style="list-style-type: none"> 11. Create a small mixed-use hub at the corner of Cordova Bay / Fowler with walking access to Mattick's Farm and Cordova Bay Village.

2. REGULATORY CONTEXT

2.1 Current Zoning

The Trio Lands site has a combination of zoning designations: P-4 (Recreation and Open Space Zone), M-2 (Wholesale, Warehouse and Office Zone) and RM-3TR (Residential Mixed Trio Zone) which permits multiple-unit dwellings. The RM-3TR zoned parts of the property could be developed with a density of up to 110 units and up to 18.0 meters in building height, subject to site coverage and parking requirements. The current zoning does not allow for mixed-use buildings.



Prepared for ARAGON (Cordova Bay) Properties by DAUSTUDIO

2.2 Sustainable Saanich Official Community Plan (2024)

The Official Community Plan (OCP) for 2024 is a strategic framework designed to guide land-use planning, management, and political decisions in Saanich. It reflects the community's core values and goals, aiming to shape a sustainable and resilient future. The OCP is adopted by a Council Bylaw and includes the Sustainable Saanich – Official Community Plan, Development Permit Area Guidelines, and Centre, Corridor, and Village Plans. The OCP integrates community values to address several critical areas. It promotes sustainable growth while living within the planet's capacity, moves towards reconciliation with First People, and ensures residents have convenient access to services and amenities, creating a 15-minute community¹. It enhances community well-being and livability, protects and enhances natural environments and urban forests, and integrates land use with sustainable transportation options such as transit, walking, biking, and electric vehicles. The plan also protects agricultural lands and supports food security, develops vibrant mixed-use Centres and Villages, fosters a diverse and inclusive community, and increases housing diversity and affordability.

Growth Management

The OCP emphasizes maintaining the Urban Containment Boundary (UCB) to strategically direct growth while protecting natural and agricultural areas. The UCB, established in 1968, delineates urban and rural areas and guides urban infrastructure and service standards. The 2018 Regional Growth Strategy reinforces the protection of the UCB. The site is adjacent to the boundary but inside the UCB.

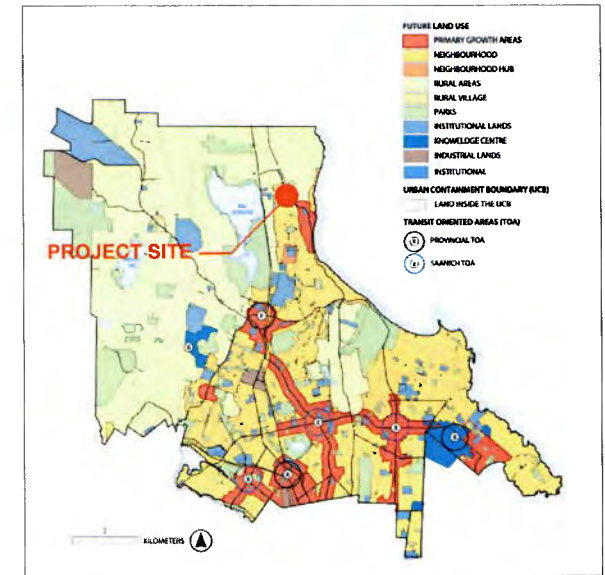
Land Use Framework

The Land Use Framework outlines the approach for managing land uses in Saanich:

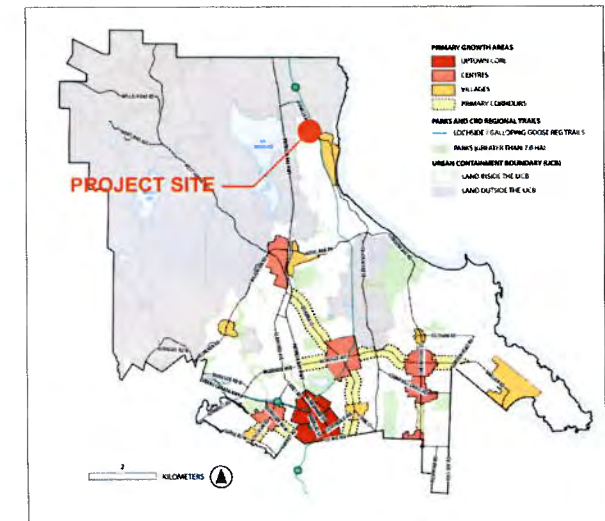
- Primary Growth Areas: Identified for higher housing and employment density, with significant investment in transit, amenities, and infrastructure.
- Neighbourhoods: Provide ground-oriented housing options and local-serving hubs.
- 15-Minute Community Transition: Gradual transition towards a community where essential services are within a 15-minute reach.

The site's development follows four strategic land use directions from the Official Community Plan. These goals align with the District's sustainability and greenhouse gas reduction targets, promoting efficient land use and creating livable communities near services, amenities, jobs, and supported by transit and active transportation.

15 Minute Community¹ means that households within the Urban Containment Boundary are within a 15-minute walk (or 1.2 km) of key amenities that support daily living.




Maps on this page are from Saanich OCP, p.51-53.



REGULATORY CONTEXT

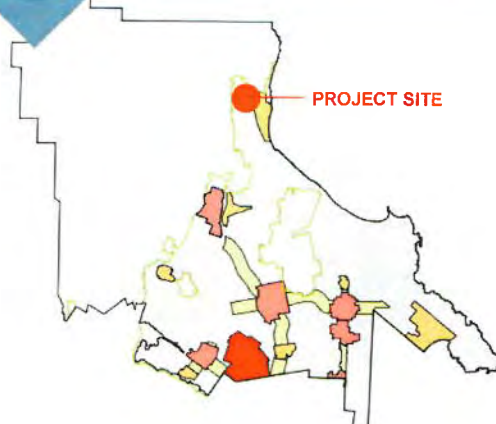
1 Maintain the Urban Containment Boundary



PROJECT SITE

Maintain the Urban Containment Boundary (UCB) to support the retention of agricultural land and natural areas while also reducing urban sprawl, supporting sustainable transportation options and encouraging efficient use of infrastructure and public investment


2 Accommodate most New Development in Primary Growth Areas



PROJECT SITE


Plan for most of the District's new housing and employment growth to be accommodated in vibrant walkable Centres and Villages linked by Corridors, frequent transit service, and All Ages and Abilities cycling infrastructure. Continue to improve the range of services, amenities, active transportation connections, and higher density housing and employment opportunities in these areas.

3 Expand Housing Diversity in Neighbourhoods



Support a broader range of housing choices in Neighbourhoods through infill to better meet community needs and provide housing opportunities for all stages of life. Support the inclusion of a mix of ground-oriented houseplexes, low-rise apartments, and townhouses offering different tenure types and affordability levels.

4 Make Saanich a 15-minute Community

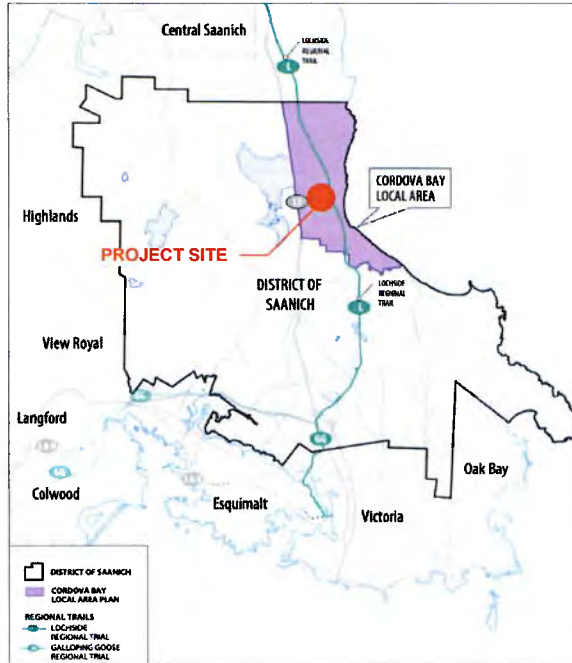


Building on the existing network of Centres and Villages, make Saanich a walkable 15-minute community where all households within the Urban Containment Boundary are within a 15-minute (or 1.2 km) walk of key amenities that support daily living. Where these amenities do not exist, long-term planning to guide land use change will occur to meet community needs.

Graphics on this page are from Saanich OCP, p.48-49.

2. REGULATORY CONTEXT

2.3 Cordova Bay Local Area Plan (2021)



The Cordova Bay Local Area Plan (2021) is a document that guides planning and land use decisions at the neighbourhood level for the next 20 to 30 years. It works alongside the Sustainable Saanich Official Community Plan 2024 (OCP) and Development Permit Area Guidelines to form the official community plan policy framework. The OCP provides broad direction, while local area plans detail how these policies will be applied locally, ensuring consistency with the OCP.

Local area plans contain statements of objectives and policies that help shape how the area will grow and change over time. They are essential for translating district-wide policies into specific actions and guidelines tailored to the unique needs of each neighbourhood.

Key Cordova Bay Plan Directions are:

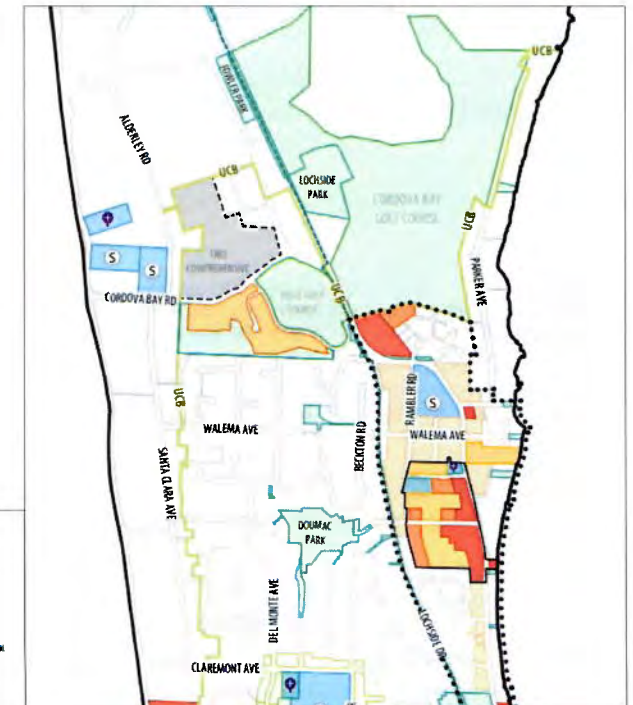
1	<p>Create a strong, vibrant Village</p> <ul style="list-style-type: none"> • More housing close to shops and amenities • Village-scale design • Improved public realm • Places to meet and connect 	
2	<p>Improvements to the Cordova Bay-Fowler-Sayward corridor</p> <ul style="list-style-type: none"> • Safe and convenient pedestrian crossings • Time traffic • Sidewalks on both sides in the Village • Define gateways 	
3	<p>Strengthen beach accesses</p> <ul style="list-style-type: none"> • Improve beach access points • Add amenities to build sense of place • Adopt a wayfinding program 	
4	<p>More diversity in housing choice</p> <ul style="list-style-type: none"> • More ground-oriented housing options • Encourage affordable housing opportunities • Mix of housing at Trio site 	
5	<p>Maintain special character</p> <ul style="list-style-type: none"> • Two-storey streetwall along Cordova Bay Road • Maintain larger lot sizes • Street design that favours tree boulevards • Protect natural areas and trees • Maintain rural character of Lochside Regional Trail 	
6	<p>Honour First Nations</p> <ul style="list-style-type: none"> • Acknowledge Indigenous history • Collaborate to protect cultural sites and resources • Build relationships and open dialogue • Move toward a future of reconciliation 	

Graphics on this page are from Cordova Bay Local Area Plan, p.4, 7, 36-37.

Trio Lands:

The Cordova Bay Local Area Plan includes guidelines for the development of the Trio Lands. The plan acknowledges that a comprehensive, master-planned, primarily residential development will be proposed for the Trio Lands site, with phased implementation that may take up to 20 years.

The plan acknowledges that key changes to neighbourhood land use and density will be driven primarily by the redevelopment of the Trio Lands site (Section 5.1). It lends its support to the site's redevelopment as long as the site integrates well into the community and provides a mix of housing types and community uses (Section 5.1.3). The plan also recognizes that while Cordova Bay should be maintained as a low-rise community (four storeys and lower), both Sayward and Trio master-planned developments will likely have heights taller than that (Section 5.1.7). The plan also encourages the development of larger properties to look at opportunities to improve pedestrian network connectivity (Section 5.1.6).



REGULATORY CONTEXT

2.4 Housing Policies & Other Relevant Initiatives

OCP

The District of Saanich's Official Community Plan (OCP) includes several policy directions aimed at providing a more diverse range of housing choices to meet the needs of residents. The broad housing objectives of the OCP focus on increasing the housing supply to meet current and future needs, protecting and expanding rental housing stock, and boosting the availability of affordable and supportive housing. Additionally, the OCP aims to expand housing diversity to offer more choices, strengthen partnerships to improve housing outcomes, and promote intergenerational equity in housing policies and initiatives.

The redevelopment of the Trio site is seen as a key opportunity to achieve these housing objectives, as well as the broader integrated community goals of the OCP. This redevelopment effort aligns with the Provincial Housing Supply Order mandates that came into effect on October 1, 2023. The plan sets a five-year minimum housing target of 4,610 housing units, which represents 75% of Saanich's housing needs. Achieving this target will require an accelerated, collaborative, and sustained approach to provide housing opportunities for the community.



Prepared for ARAGON (Cordova Bay) Properties by DAUSTUDIO

Saanich Housing Needs Report (November 2020)

In 2020, the District participated in the CRD's Housing Needs Assessment outlining several needs for more affordable housing, rental housing, seniors' housing, family friendly housing and housing for individuals with disabilities as well as for those facing homelessness.

Broader challenges noted in the Housing Needs Report include:

Population and Growth: Saanich's population grew by 5.4% from 2006 to 2016, reaching 114,148 in 2016. This growth rate is slower compared to the CRD's overall growth of 11.1%.

Housing Stock: The housing stock in Saanich is older and less diverse. Single-family homes dominate, making up 58% of the housing in 2016, despite a trend towards more apartments.

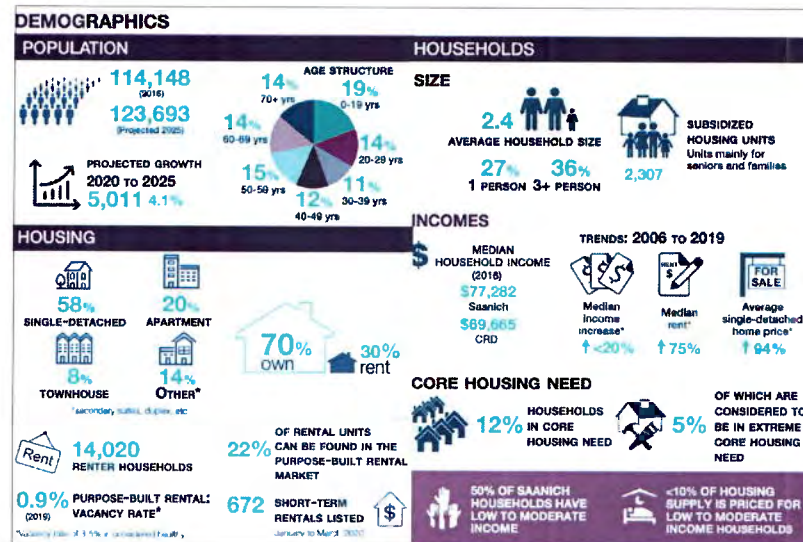
Affordability Issues: Homeownership is becoming increasingly unaffordable, especially for single-income households. Couples with children making the median income spend about 32% of their monthly income on shelter costs for a single-detached home at the 2019 average sales price. Single-income households spend 50% or more of their income on most housing types.

Rental Market: The rental market has low vacancy rates (0.9%) and rising rental costs, with little development of new primary rental units over the past 15 years.

Income vs. Housing Costs: From 2005 to 2022, the average home sale price increased by 181% for condos and 191% for single-family homes. Median rent increased by 96% for a 1-bedroom unit and 79% for a 3-bedroom unit, while median household income only increased by 56%.

Housing Needs: There is a need for more affordable housing, rental housing, seniors' housing, family-friendly housing, and housing for individuals with disabilities and those facing homelessness.

Affordability Standards: Since 2006, affordability has been a significant issue, with 17% of owner households and 40% of renter households not meeting the affordability standard in 2016.



Graphics on this page are from the Saanich Housing Needs Report, p.6 and 8.

2. REGULATORY CONTEXT

2.4 Housing Policies & Other Relevant Initiatives (continued)

Saanich Housing Needs Report Update (November 2024)

Overview

The report updates housing policies and progress towards annual targets set by the Provincial Housing Supply Act of 2019, including key performance indicators and legislative updates.

Community Profile

- Population Growth: Saanich grew by 3.1% from 2016 to 2021.
- Age Distribution: Median age increased to 44.4 in 2021.
- Households: Number grew by 7.8% from 2006 to 2021, reaching 48,045.

Economic and Income Data

- Top Industries: Health care, public administration, retail trade, professional services, educational services.
- Household Incomes: Median income grew by 56% from 2006 to 2021, reaching \$93,000.

Non-Market Housing

- Units: 2,455 units receiving non-market supports, with significant need for additional resources.

Housing Stock and Market

- Housing Types: Shift from single-detached houses to apartments.
- Homeownership: 69% owned homes in 2021, down from 73% in 2006.
- Rental Market: Low vacancy and rising costs.

Housing Indicators and Core Housing Need

- Affordability Issues: 13.8% of owner households and 32% of renter households not meeting affordability standards in 2022.
- Vulnerable Populations: One-parent renter households, renters living alone, and seniors.

Housing Projections

- Population Growth: Increase of 30,312 people and 17,272 households by 2043.
- Housing Needs: 7,683 new units needed in the next five years, 23,559 by 2041.

Table 15: Summary of Total Housing Need

Component	5 Year Need (2021-2026)	20 Year Need (2021-2041)
A. Supply for Extreme Core Housing Need	511	2,043
B. Supply for Persons Experiencing Homelessness	291	581
C. Supply for Suppressed Household Formation	520	2,078
D. Supply for Anticipated Growth	5,054	13,624
E. Rental Vacancy Rate Adjustment ²⁸	50	202
F. Additional Local Demand Buffer ²⁹	1,258	5,032
Total New Units	7,683	23,559

Source: Housing Assessment Resource Tool HNR Calculator³⁰

Saanich Housing Strategy (August 2021)

The Saanich Housing Strategy from August 2021 outlines the municipality's approach to enhancing housing opportunities and addressing the urgent need for increased housing supply, diversity, and affordability. It builds on existing local and regional plans and emphasizes the importance of collaboration with various stakeholders, including other government levels, non-profits, developers, and residents, to effectively meet housing needs.

Other Relevant Initiatives

Priority for Non-Market Housing Development Approvals (March 2024)

A new Non-Market Housing Policy was adopted to expedite eligible development applications through all stages of the development review and permitting processes.

Rapid Deployment of Non-Market Housing (June 2024)

Council directed staff to prepare proposed regulatory and policy changes to permit non-market housing providers to build to the upper limit in Saanich's Official Community Plan (within the Urban Containment Boundary) without having to apply for a rezoning. Staff were also directed to draft bylaw changes to delegate Development Permit approval for non-market housing projects to staff. These efforts are intended to support non-market housing providers by simplifying and expediting the process of obtaining development approvals.

Permissive Tax Exemptions for Affordable Rental Housing (June 2023)

The purpose of the Permissive Tax Exemption (PTE) Policy for Supportive and Affordable Rental Housing is to incentivize the development of new non-market housing supply, and to support the viability of existing non-market housing. Over 17 housing developments have received PTE's since the introduction of the policy.

Rezoning for Non-Market Housing on Saanich-owned land (June 2024)

The Nellie McClung Library and Capital Regional Housing Corporation (CRHC) housing project is an exemplary project which will co-locate municipal facilities with approximately 200 units of affordable housing on municipally owned land.

Definition of Affordability (May 2023)

On May 15, 2023 Council endorsed a new Definition of Affordability for the District of Saanich. The definition is customized to the Saanich context, but also aligns with regional and provincial guidelines that address affordable housing. It will be updated annually and used in several housing policy contexts, including the Community Amenity Contribution and Inclusionary Housing Policy. Developing a "definition of affordability" is a Phase 1 priority action in the Saanich Housing Strategy.

Community Amenity Contribution (CAC) and Inclusionary Housing Policy (June 2023)

The CAC policy supports the provision of affordable housing by exempting non-market developments and purpose-built rental developments, providing options for inclusionary housing units, and specifying contributions to the Saanich Affordable Housing fund.

Table 16 Projected Housing Units for Anticipated Growth in Saanich, 2021-2041³¹

Household Types	Studio /			Total
	1 Bedroom	2 Bedroom	3+ Bedroom	
2021-2041	4,478	4,903	4,243	13,624
Couple without Children	1,570	1,570	0	3,141
Families with Children and Other Families	0	1,879	3,758	5,637
Non-Family	2,907	1,454	485	4,846

Graphics on this page are from the 2024 Saanich Housing Needs Report, p.6 & 8.

2 REGULATORY CONTEXT

2.4 Housing Policies & Other Relevant Initiatives (continued)

Other Relevant Initiatives (continued)

Strategic Plan Update (November 2023)

Council's Strategic Plan 2023 - 2027 was updated to incorporate action items related to meeting the targets in the Provincial Housing Target Order.

Strategic Housing Advisor (2023)

A Strategic Housing Advisor term position was created and filled. The role is focused on advancing housing projects on Saanich owned lands and potential partnerships to increase the supply of housing.

Development Cost Charge (DCC) Exemptions (January 2024)

The DCC exemption bylaw was amended to give non-profit housing providers 100% DCC exemption.

Saanich Land Capacity Study (February 2024)

A land capacity analysis was conducted to ensure sufficient residential, commercial, and industrial land-use capacity within the new Official Community Plan based on anticipated population growth.

Neighbourhood Homes Study (June 2024)

Zoning Bylaw Amendments were adopted to allow 3, 4, or 6 units on residential lots within the Urban Containment Boundary (UCB) and support a variety of infill typologies on the lot.

Saanich Affordable Housing Reserve Fund (August 2024)

A new Saanich Affordable Housing Reserve Fund was established, with more clearly defined eligibility criteria and funding amounts. The new fund was expanded to support both Pre-Development and Capital costs.

Implementing New Parking Standards (January 2025)

Interim Zoning Bylaw Amendments will reduce off-street parking minimums for residential projects with 12 or fewer units and establish parking maximums, TDM plan requirements and on-site loading space requirements for residential projects with more than 12 units.

Development Permit Area Guidelines (February 2024)

On February 26, 2024, the Council approved the "Official Community Plan Bylaw, 2008, Amendment Bylaw, 2024, No. 9984," which updates the Development Permit Area (DPA) Guidelines. These new guidelines replace the old Development Permit Areas Justification and Guidelines and are included as Appendix N of the Official Community Plan.

The updated DPA Guidelines are structured to assist staff, applicants, the Saanich Advisory Design Committee, and Council in evaluating new Development Permit (DP) applications. The guidelines are divided into two main parts:

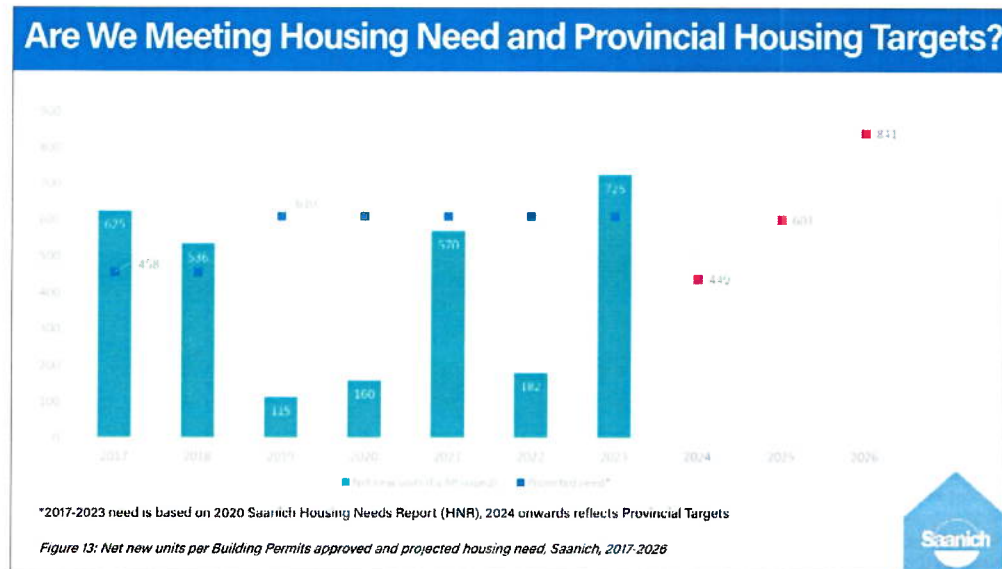
Part A: Form & Character Development Permit Area Guidelines

- Core Design Principles: Applicable to all projects, promoting creativity, innovation, and design excellence.
- General Design Guidelines: Applicable to all residential (except Garden Suites) and mixed-use projects.
- Typology-specific Design Guidelines: For residential multi-family, mixed-use, commercial, and industrial projects.
- Uptown Core Development Permit Area Guidelines: Specific to the Uptown Core area.

Part B: Other Development Permit Area Guidelines

- Floodplain Development Permit Area
- Streamside Development Permit Area
- Rural Saanich Interface Fire Hazard Development Permit Area
- Stormwater Management Development Permit Area

These guidelines ensure high-quality, responsive site and building design while integrating localized considerations through Centre, Corridor and Village Plans, and Local Area Plans.








Graphics on this page are from the 2024 Saanich Housing Strategy Progress Report, p.23.

3. PROJECT VISION & URBAN DESIGN

3.1 Owner's Project Vision & Goals






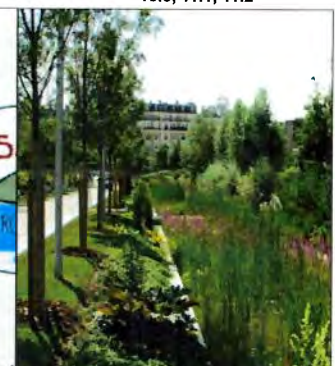
Aragon established the following program and intentions at the outset of the project:

DEVELOP A VARIETY OF HOUSING TYPES + AMENITIES	RESTORE + IMPROVE THE SITE	INTEGRATE WITH SURROUNDING NEIGHBOURS	CONNECT STREETS + PATHS	FOCUS ON THE LANDSCAPE
 <p>A mix of housing types including townhouses, low-rise and mid-rise apartment buildings. Space for local commercial and personal services use.</p>	 <p>Restore the industrial site, reintegrate the eco-systems and improve the shared perimeter. Improve livability by designing in harmony with the qualities of topography, sunlight, views and nature.</p>	 <p>Carefully compose and scale the streets and buildings to be compatible with the surroundings. Respect neighbours: Mattick's Farm, Sayward Hill, Hill Rise Terrace, Menawood Place, Fowler Road, and Alderley Road.</p>	 <p>Connect surrounding street and pathway networks with new paths, roads and greenways to improve circulation for the area's future and current residents.</p>	 <p>Use locally compatible landscape materials and naturalized stormwater management. The restored landscape and green space features are the main organizing element of the new neighbourhood.</p>

3 PROJECT VISION & URBAN DESIGN

3.2 Urban Design Principles

A Comprehensive Development Plan goes beyond zoning or subdivision for a single type of housing. It is formed by adhering to a comprehensive list of principles that will be applied to the property and result in buildings and spaces linking them and contributing to the comfort, security, ecological balance and beauty of the site and entire community.

<p>PROVIDE WIDE VARIETY OF HOUSING TYPES + SCALES</p> <p>TOWNHOUSES / ROWHOUSES LOW- & MID-RISE APARTMENTS GROUND-ORIENTED UNITS</p>	<p>INTEGRATE + CONNECT WITH SURROUNDINGS</p> <p>CONNECT SITE TO SURROUNDING PAKS, AMENITIES + TRAILS</p>	<p>HUMAN SCALED, COMPACT + WALKABLE NEIGHBOURHOOD</p> <p>WALKABLE BLOCKS HEIGHT TO WIDTH RATIO ACTIVE FRONTAGES WIDE SIDEWALKS</p>	<p>TRAFFIC-CALMED + SHARED MULTI-MODAL TRANSPORTATION NETWORK</p> <p>AVENUES + CRESCENTS LOCHSIDE TRAIL</p>	<p>ACKNOWLEDGE SITE HISTORY + NEIGHBOURHOOD IDENTITY</p> <p>FIRST NATIONS HISTORY SITE OF FORMER GRAVEL PIT</p>	<p>WORK IN HARMONY WITH NATURE TO PRESERVE + CREATE RICH SUSTAINABLE LANDSCAPE</p> <p>STORMWATER MANAGEMENT NEW LANDSCAPING WIDE BOULEVARDS GREEN BUILDINGS + INFRASTRUCTURE</p>
<p>OCP GOAL 8.1, 8.2, 8.3, 8.4, 8.5</p>	<p>OCP GOAL 4.4, 5.2, 6.1, 7.2, 7.4, 11.1, 11.2</p>	<p>OCP GOAL 4.3, 4.4, 5.2, 6.1, 6.2, 9.3</p>	<p>OCP GOAL 9.1, 9.2, 9.3, 9.4, 9.5, 9.6</p>	<p>OCP GOAL 2.3, 2.4, 6.5, 13.4</p>	<p>OCP GOAL 4.4, 5.2, 6.1, 6.2, 9.3, 10.3, 11.1, 11.2</p>
					
<p>Create diverse housing forms for people in different family types, life stages and income levels.</p>	<p>Link streets, paths and greenways to maximize convenient accessibility for all ages and abilities throughout the new and with the surrounding existing neighbourhoods.</p>	<p>Set out to make a well-designed and well-built compact neighbourhood. One where residents can choose to live, work, shop and play nearby and easily access daily needs and activities.</p>	<p>Provide a variety of transportation choices by making a neighbourhood with attractive and safe infrastructure for walking, cycling, and transit, in addition to driving.</p>	<p>Foster a unique neighbourhood identity by enhancing local characteristics and creating distinctive features and attributes.</p>	<p>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.</p>

4. COMPREHENSIVE DEVELOPMENT PLAN

4.1 Site Concept & Layout (continued)

The redevelopment of the Trio Lands site is envisioned as a mixed-residential neighbourhood, thoughtfully designed around Smart Growth principles and the concept of a walkable 15-minute community. The layout of the site and the placement of buildings have been carefully shaped by a combination of sub-grade geotechnical conditions, natural topography, allowable road grades, and the presence of approximately 400 mature trees identified for preservation. These factors, along with best practices in contextual integration, access to sunlight, and view optimization, have all played a key role in shaping the plan.

