

Update #3 – Proposed Aragon Development of Trio Lands

This update of the status of the proposed Aragon development is part of CBACA's commitment to keeping our members up to date on important projects and issues that affect our community.

It summarizes the community concerns expressed since Aragon's presentation last November, which have formed the basis for our meetings with and messages to Mayor Dean Murdock, several Saanich Councillors, District of Saanich Planning and Engineering staff, MLA Lana Popham and Peter Censorio, Aragon Project Manager.

Current Status

As of April 3, 2025, Aragon has not yet submitted an application to the District of Saanich.

Consistent Messaging and Ongoing Communication

At all meetings with Saanich mayor, councillors, Saanich staff and Aragon representatives over the past two months, CBACA has been consistent in our messaging, including referring to Saanich's own bylaws and regulations, and the updated Saanich Official Community Plan (OCP), the Saanich Active Transportation Plan (ATP), and the Cordova Bay Local Area Plan (LAP).

Saanich representatives have been receptive to all the points we've made and the concerns we've brought forward. However, until Saanich receives an actual application from Aragon, elected officials and staff will not comment on the specifics of the development.

CBACA Messaging to Date

Our messaging has focused on Cordova Bay's community planning framework, the current realities of the need for housing in Saanich, and community concerns about the Aragon development as presented by the company in November 2024.

Community Planning Framework

- "Cordova Bay will continue to be primarily a residential and rural area," from the 2022 Cordova Bay LAP.
- Development should "integrate well into the community and provide a mix of housing types and community uses," from the 2022 Cordova Bay LAP: Policy 5.1.3.

Current Realities

- We accept that change is coming.
- We accept that development will likely mean an increase in density in our community.
- We welcome a mix of building and ownership types of housing options for Cordova Bay.

Community Concerns

- The need for opportunities for public input into the rezoning and development application process.
- CBACA's position and message from the community continues to be that the density proposed in the November 2024 Aragon presentation does not integrate well into the community.
- The proposed building heights of 10 plus storeys in multiple buildings exceed OCP guidelines and LAP policies.
- The municipal infrastructure for roads, pedestrians, cyclists, parks and community space is not adequate to support the proposed level of density. We have referenced the negative impact increased traffic will have on Santa Clara, Alderley as well as Cordova Bay. Fowler and Sayward Roads; and the lack of safe, marked pedestrian crosswalks (LAP Policies 6.2) and cycling infrastructure (LAP Policies 6.3).
- The timing for improvements on transportation projects for sidewalks, bike lanes, etc. set out in the current ATP is 15 to 20 years in the future and do not take into account this development.
- Transit service is woefully and wholly inadequate for a development of this scale.

Opportunity for Resident In-Person Input

When the Aragon development proposal is presented to Council for consideration, **any resident or group who wishes to address the mayor and council at that meeting will be able to do so**. Saanich has no cap on the number of people registering to speak to a specific agenda item, but pre-registration will be required.

- By creating a [My Saanich](#) account and signing up for **automatic notifications from Saanich about this development on their Permit and Development Tracker**, you will get timely information to assist in bringing your concerns forward to Saanich.
- You can email clerksec@saanich.ca and request to be notified when any item is going in front of Council relating to the Aragon development at 755 Cordova Bay Road.

Once the Aragon rezoning and development application is submitted to Saanich, CBACA will provide a formal response to the developer's application to both Aragon and Saanich. We will also provide a submission to the mayor and council when the application comes before council.

CBACA remains committed to advocating for the overall wellbeing and achievement of the community vision for Cordova Bay, and will keep members apprised of any updates on the Aragon development.

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