

Update #4 – Proposed Aragon Development of Trio Lands

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

SAANINCH TOWN HALL MEETING

- September 9, 2025 (6:00 p.m. to 8:00 p.m.) at Saanich Municipal Hall (770 Vernon Avenue).
- The Town Hall will be an informal open mic session with no set agenda. Residents are welcome to speak on topics of importance, with a limit of three minutes per speaker, following the guidelines set out in the Council Procedure Bylaw.
- For more information, please visit the [event page](#).
- This is an excellent opportunity for you to show up to express your views and voice your concerns about the proposed Aragon development
- To register to speak, please email council@saanich.ca or call [250-475-5501](tel:250-475-5501). There will also be an opportunity to register at the Town Hall meeting.

Aragon Proposed Development - Current Status

Aragon **SUBMITTED** the following applications to the District of Saanich on July 22, 2025:

1. Development Permit DPR01092
2. Rezoning REZ00798
3. Subdivision SUB00972

Purpose:

TO REZONE FROM M-2, P-4 AND RM-3T TO A COMPREHENSIVE DEVELOPMENT ZONE FOR A MULTI-PHASED COMPREHENSIVE DEVELOPMENT WITH A MIX OF LOW-RISE TOWNHOUSES AND ROW HOUSES AND MID-RISE MULTI-FAMILY RESIDENTIAL BUILDINGS WITH COMMERCIAL RETAIL, OFFICE AND DAYCARE USES

You can view and download copies of these documents online on the **Saanich Permit and Development Tracker**

<https://online.saanich.ca/Tempest/OurCity/Prospero/Search.aspx>

- first check "**Rezoning**" as a filter on the left-hand side,
- Then filter by "**Neighbourhood**" - **Cordova Bay**
- Then choose to filter by **ADDRESS** and enter "**755 Cordova Bay Rd**" in the address search box.

The Developer's Proposal

Aragon is proposing to build 29 buildings comprising 1,160 units as follows:

- 12 3-Storey buildings
- 6 5-Storey buildings
- 6 6-Storey buildings
- 2 10-Storey buildings
- 3 11-Storey buildings

The developer's Rationale Letter and site maps, studies and other documents can be found attached to the Development permit further describing the overall development plan and its rationale.

Community Association Referral Package

On July 25, 2025 the Cordova Bay Association for Community Affairs received a Community Association Referral Package from the District of Saanich containing the above proposed plans for review and comment. We have until September 30th to respond.



Comprehensive Development Plan **DAUSTUDIO**

Other Reviews and Referrals

These applications will also be reviewed by several other departments and agencies including the following:

External:

- Ministry of Transportation
- Ministry of Environment – Contaminated Sites Branch
- Observatory (5 km radius)
- BC Transit
- School District # 63

Internal (Saanich):

- Plan Check (LAP)
- Environment

- Parks
- Development Services
- Housing
- Planning Subdivision Tech
- Inspections
- Fire
- Police

Given the number of internal and external reviews we expect this to be a long process – Saanich estimates up to a year - before the proposal comes before council. CBACA will provide a submission to the mayor and council when the application comes before council.

Opportunities to Speak and Receive More Information

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

CBACA's Response

- The CBACA will be submitting a formal and comprehensive response to this rezoning and development application to Saanich and Aragon. When the application is included in an upcoming Saanich Council meeting, the CBACA will present our response directly to the mayor and 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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