





Swan Lake/
Christmas Hill Sancturary

Saanich
Municipal Hall

Uptown Mall

Saanich
Plaza

LOCHSIDE TRAIL

VERNON AVENUE

BLANSHARD

DARWIN AVENUE

LESLIE DRIVE

SWAN STREET



OVERARCHING STAKEHOLDERS







BC Housing

Current Residences:

60 apartments
19 townhomes

Target Residences:

160+ apartments





ISLAND COMMUNITY MENTAL HEALTH

Formerly Capital Mental Health Association

Current Residences:
63 apartments

Target Residences:
126 apartments

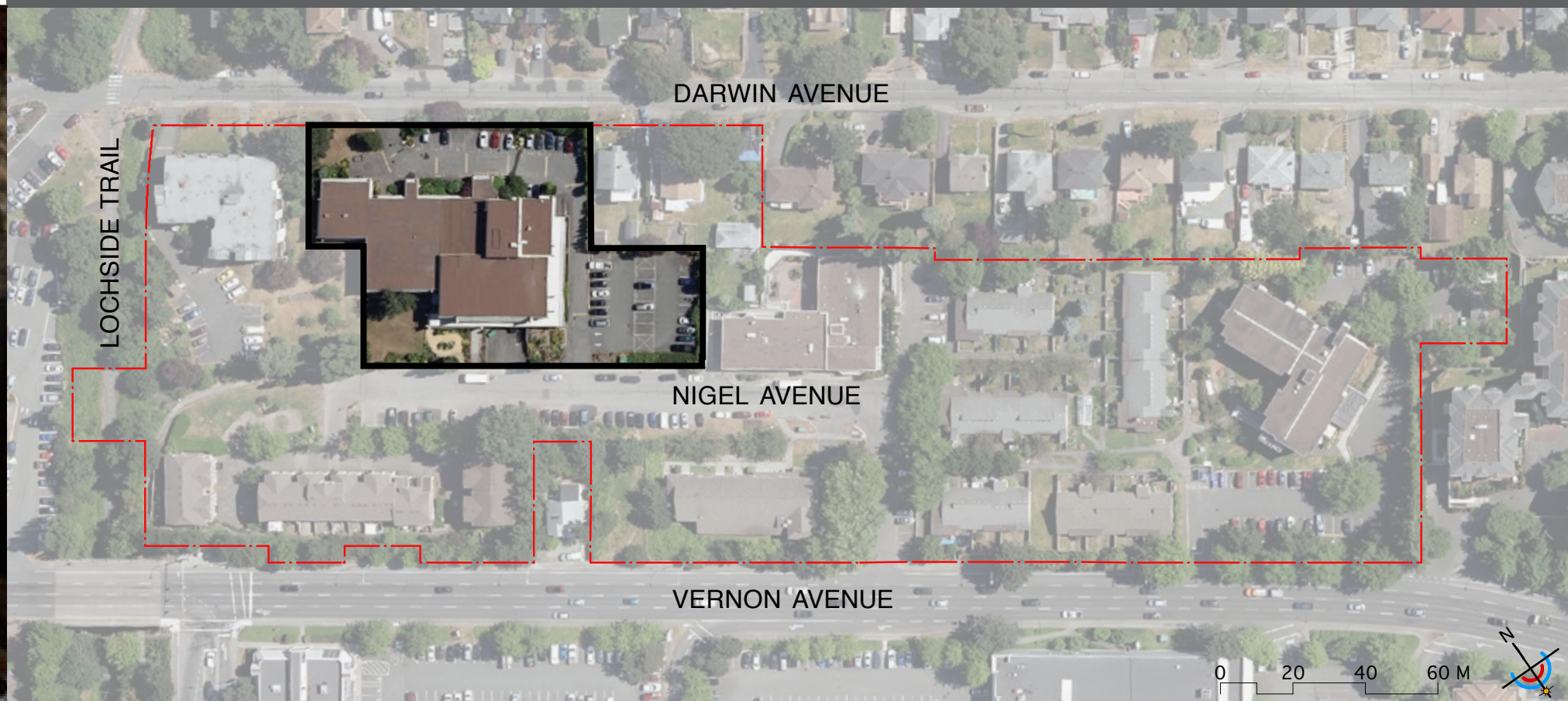




Garth Homer
SOCIETY

Current Building Area:
35,000 sq.ft of programming space

Target Building Area:
123,000 sq.ft (programming space
& 18 residences)

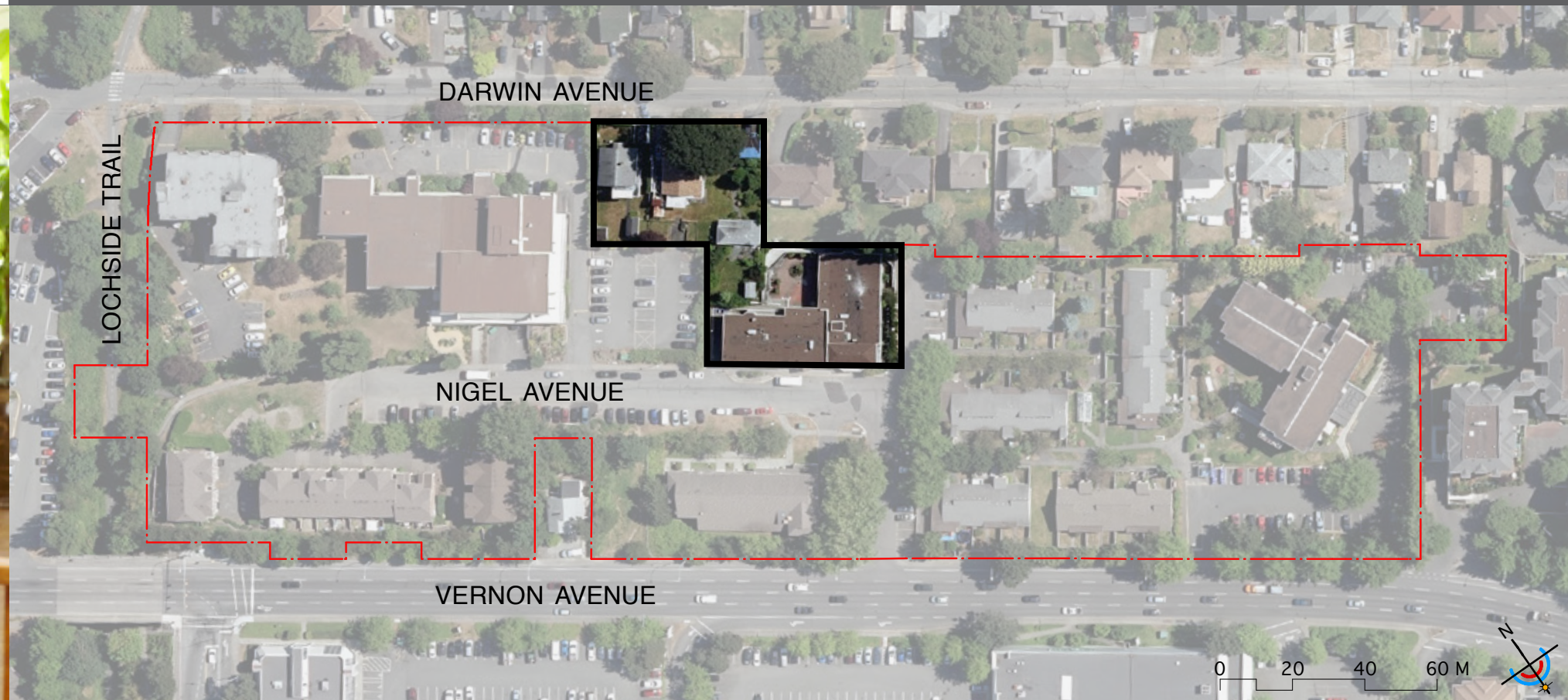




BROADMEAD CARE
Exceptional Care. Exceptional People.

**Current Number of Residences:
26**

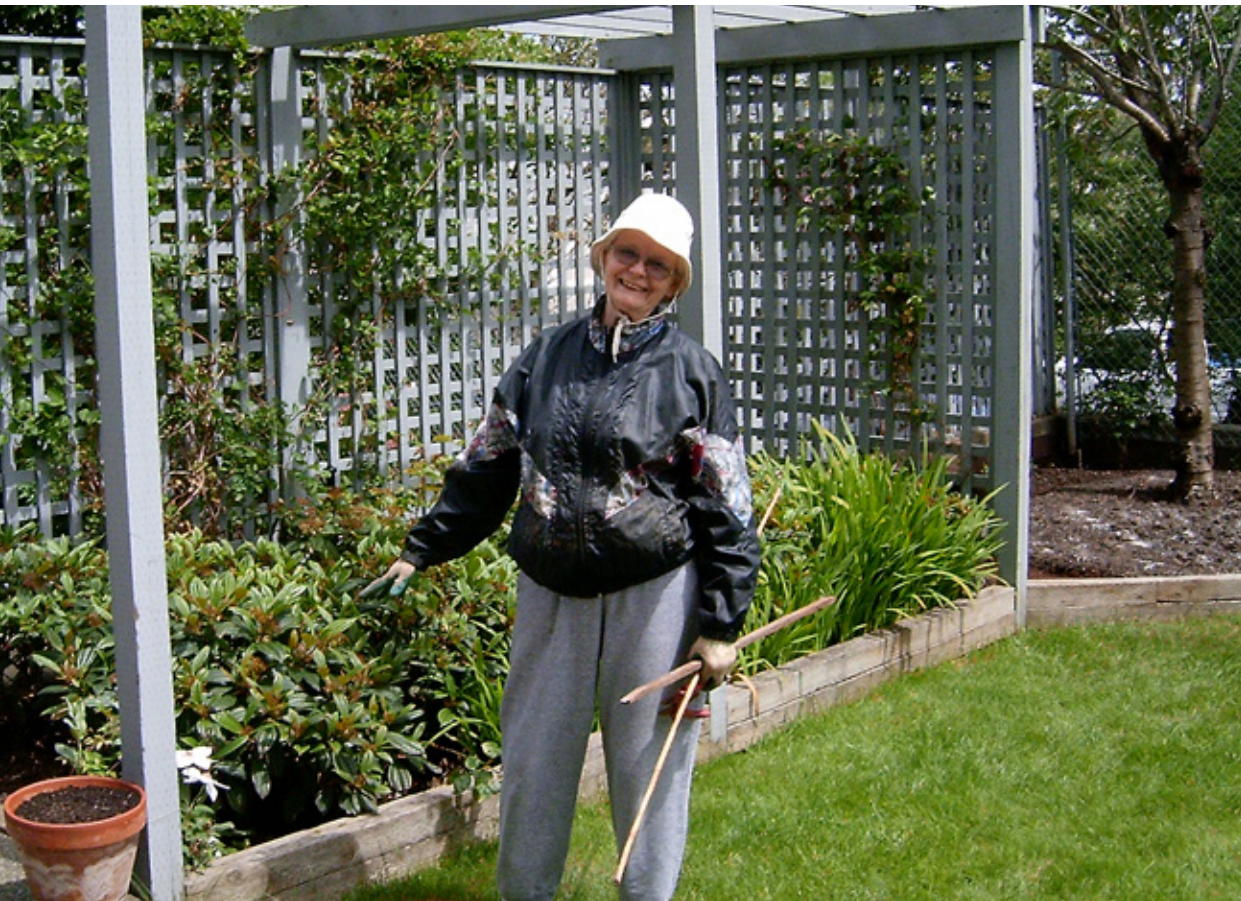
**Target Number of Residences:
75**





Current Residences:
18 townhomes

Target Residences:
36 apartments



CONSULTANT TEAM

Architect/Urban Design:

D'Ambrosio architecture + urbanism

Planning:

Town Square

Transportation:

Boulevard Transportation

Surveying, Civil Engineering:

McElhanney

Landscape Architecture:

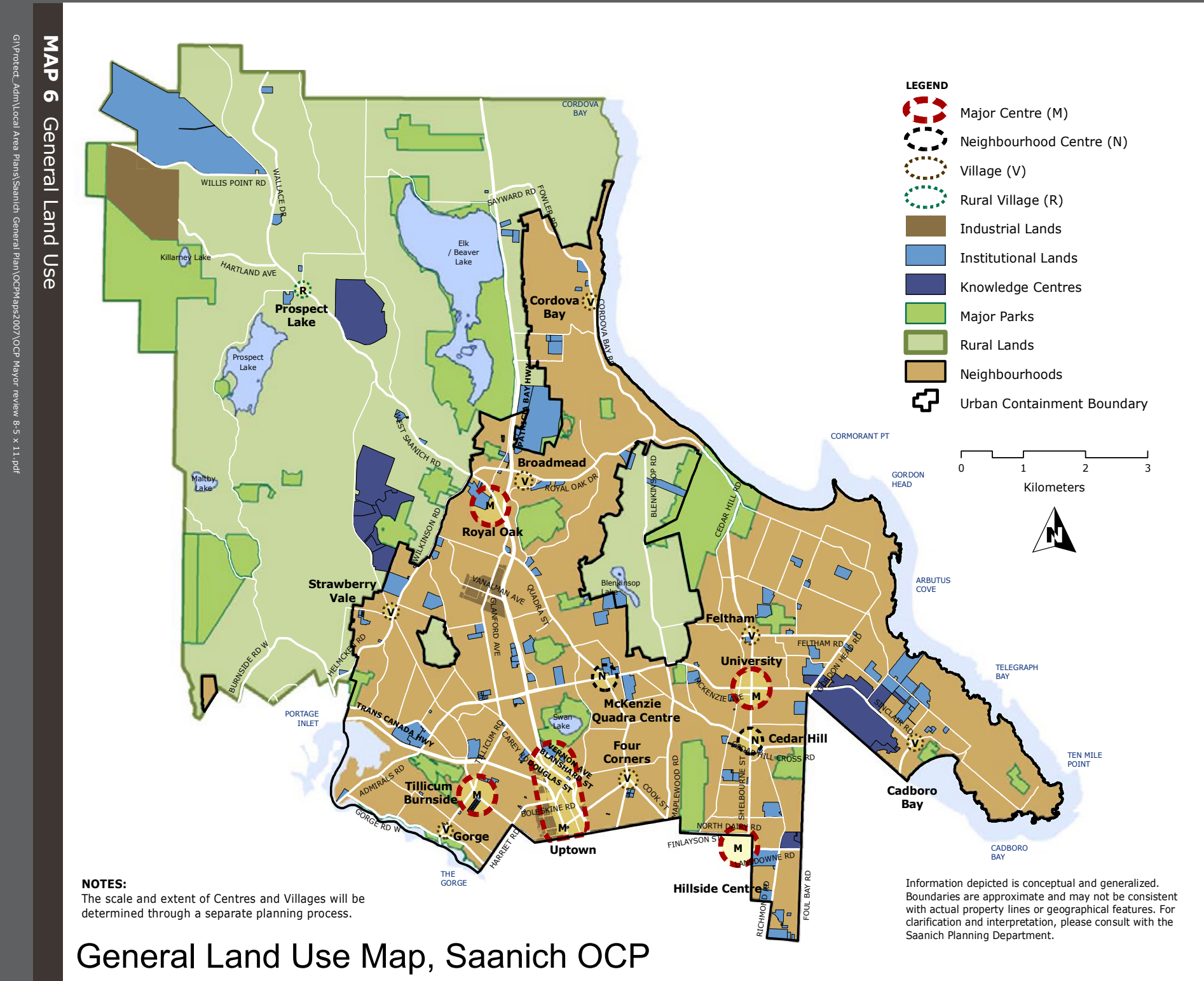
Murdoch de Greeff Inc.
Landscape Architects

Geotechnical Engineering:

Ryzuk Geotechnical Engineering
& Materials

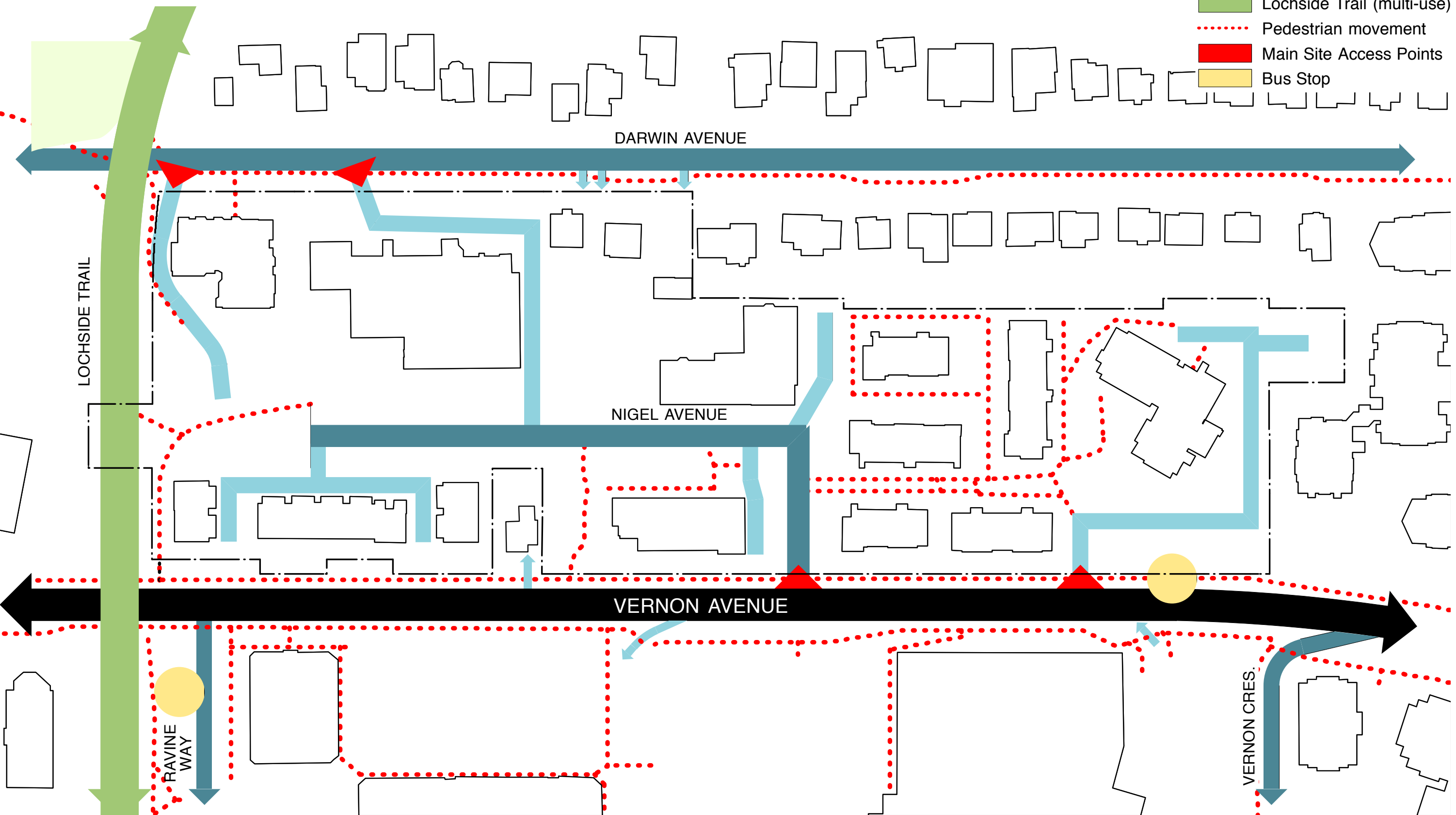
PLANNING CONTEXT

- Designated 'Major Centre' within OCP
- Within the Uptown-Douglas Corridor Plan Area



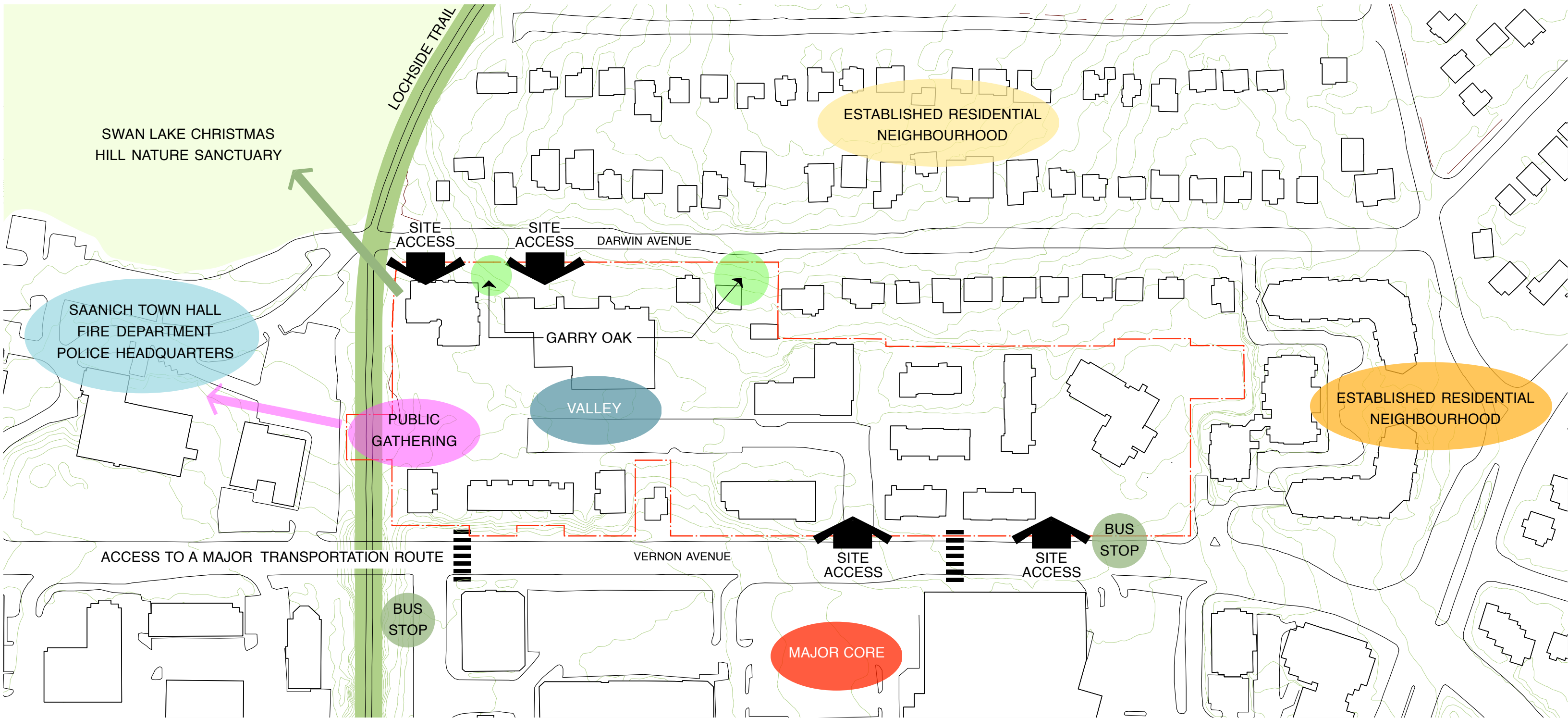
SITE ANALYSIS: CIRCULATION

- Arterial Highway
- Local Street
- Parking access
- Lochside Trail (multi-use)
- Pedestrian movement
- Main Site Access Points
- Bus Stop



SITE OPPORTUNITIES

- Connection/ Integration



It takes a village to raise a child...it takes a neighbourhood to make a life.



VISION

“To create an inclusive neighbourhood of housing and care that seamlessly integrates a variety of uses to transform lives, offering an environment for all and a hub of social activity which connects with the wider community”

- from the Nigel Valley Steering Committee



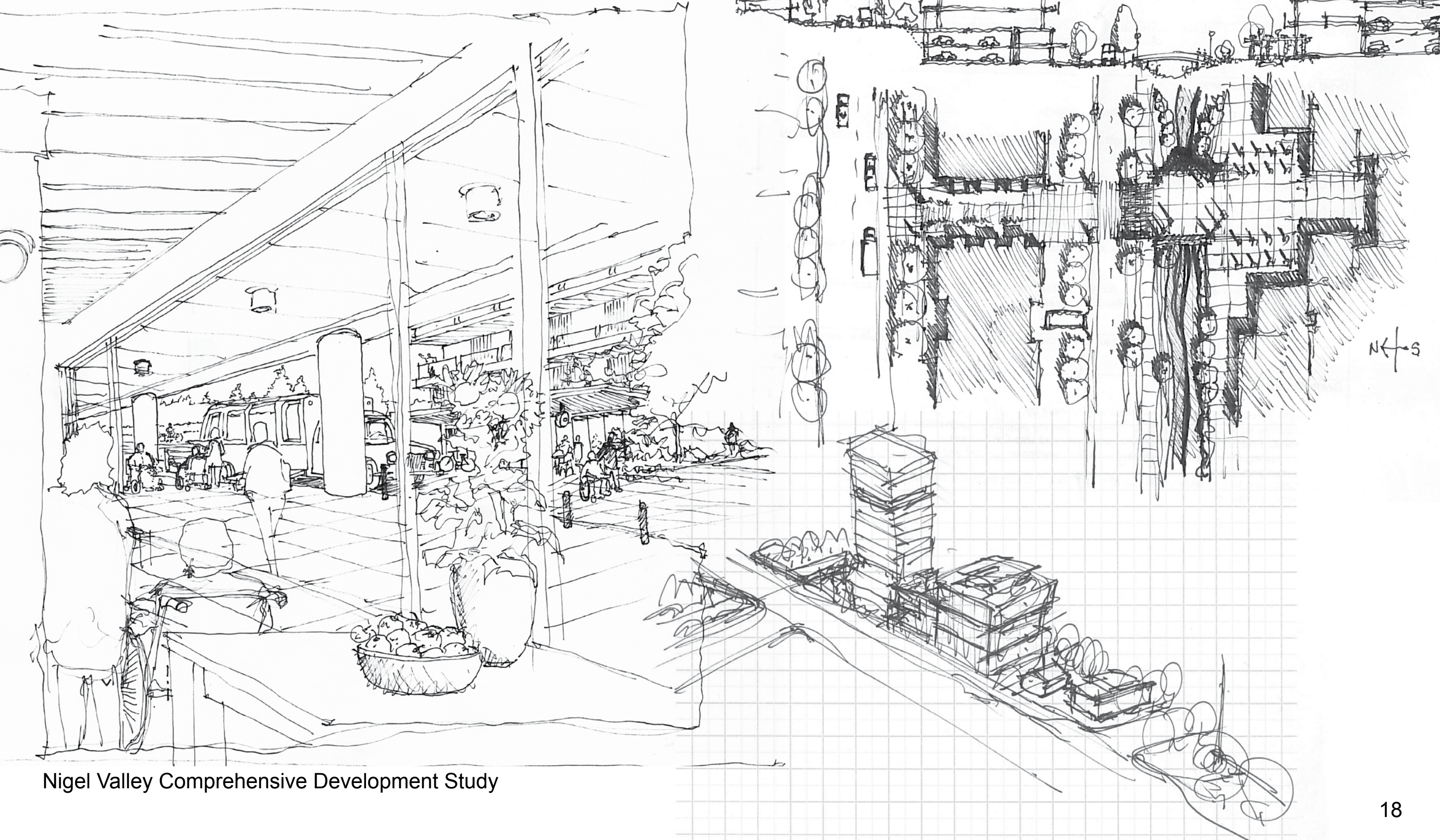
PLANNING PRINCIPLES

1. A Compact, Walkable Neighbourhood
2. Integrate and Connect to Surrounding Community
3. A Variety of Residential Types and Tenures
4. Neighbourhood Care and Support Services
5. A Multi-Modal Transportation Network
6. Natural Areas and Community Gathering Spaces
7. An Inclusive and Renewed Neighbourhood
8. Green Buildings and Infrastructure
9. An Equitable Land Allocation
10. Encourage & Facilitate Community Social Enterprise
11. A Flexible Development Phasing Strategy



Continuum of Housing and Care	Existing	Proposed
Emergency Shelter Housing for the Homeless	Not onsite	Not onsite
Transitional Supportive & Assisted Living	26 residences	93 residences
Independent Social Housing	160 residences	447 residences
Rent Assistance in the Private Market	Not onsite	Not onsite
Private Market Rentals	Not onsite	Potential 141 units
Homeownership	Not onsite	

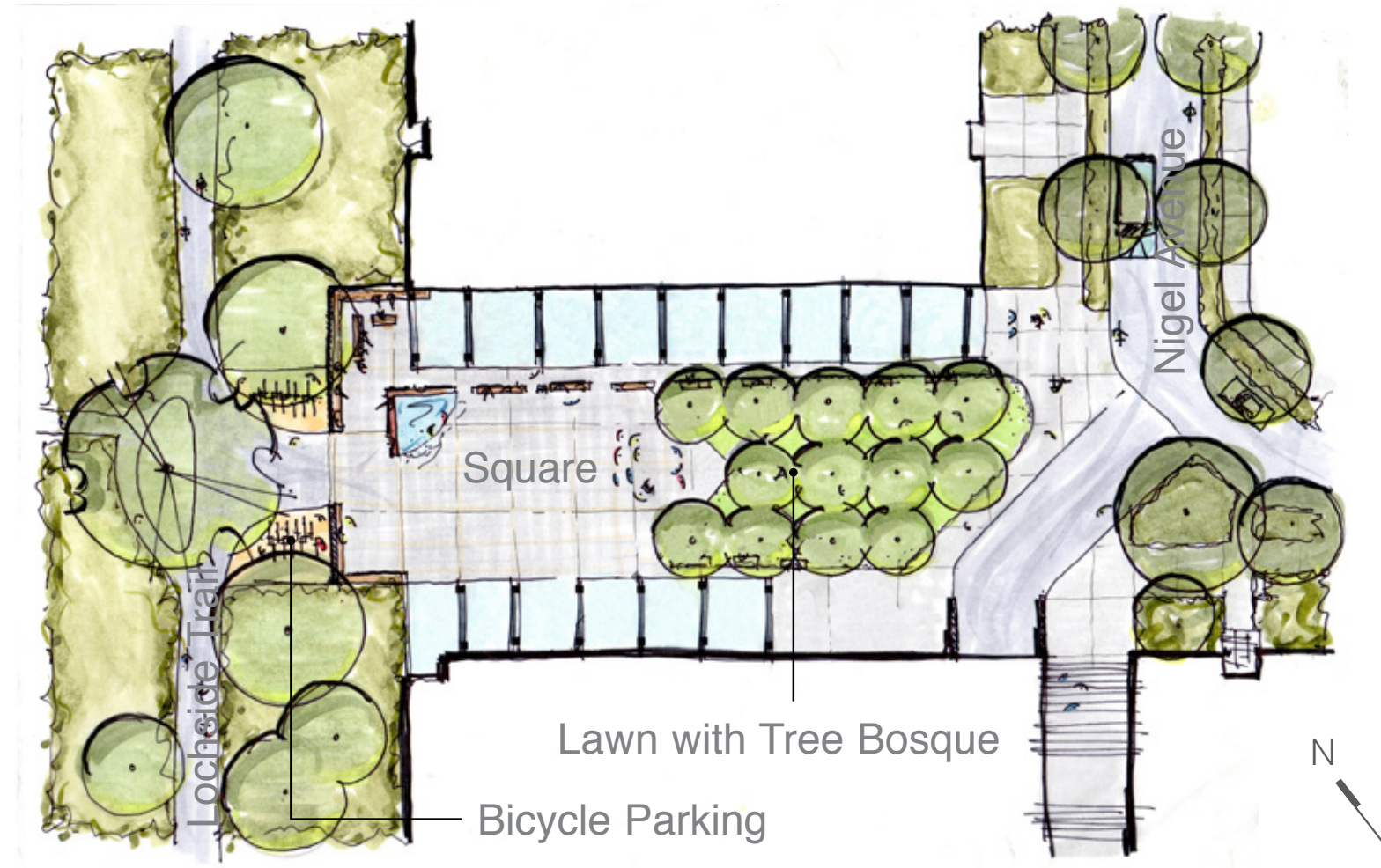
PRELIMINARY DESIGN CONCEPTS



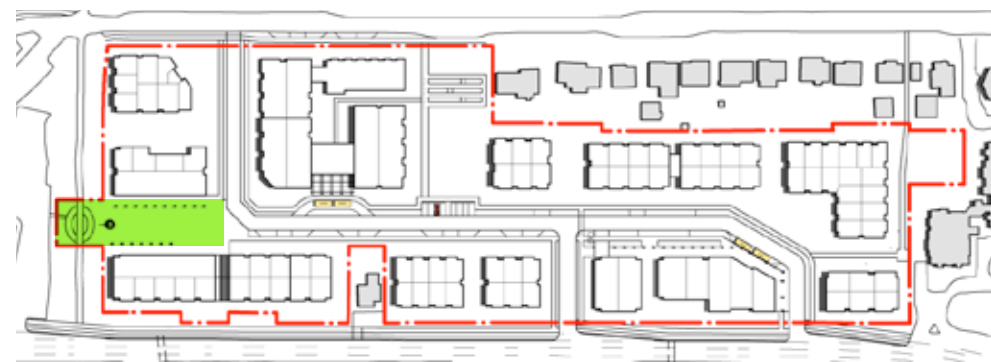
PRELIMINARY PLAN



NIGEL SQUARE



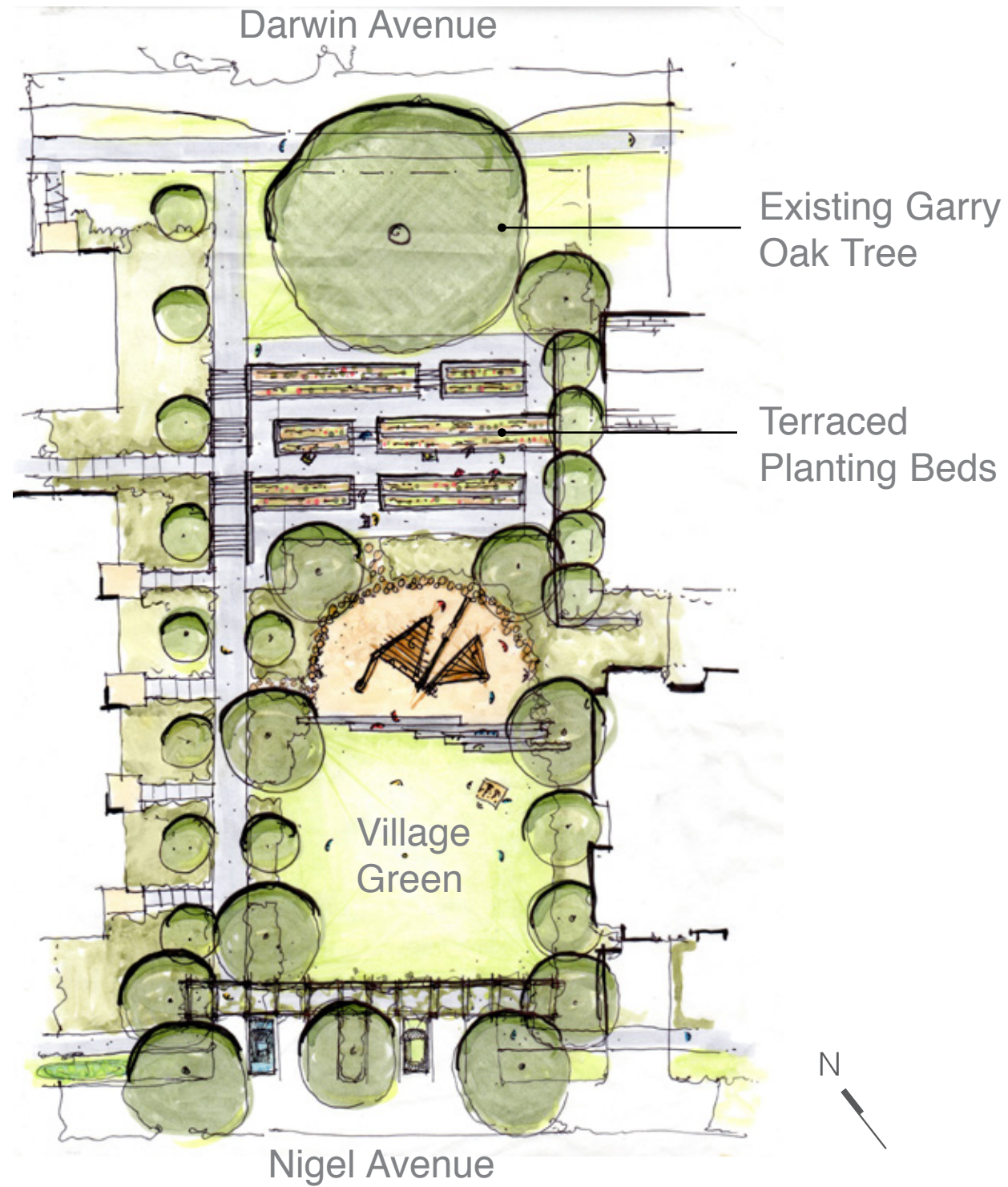
Concept Sketch for Nigel Square



Nigel Valley Comprehensive Development Study



NEIGHBOURHOOD PARK



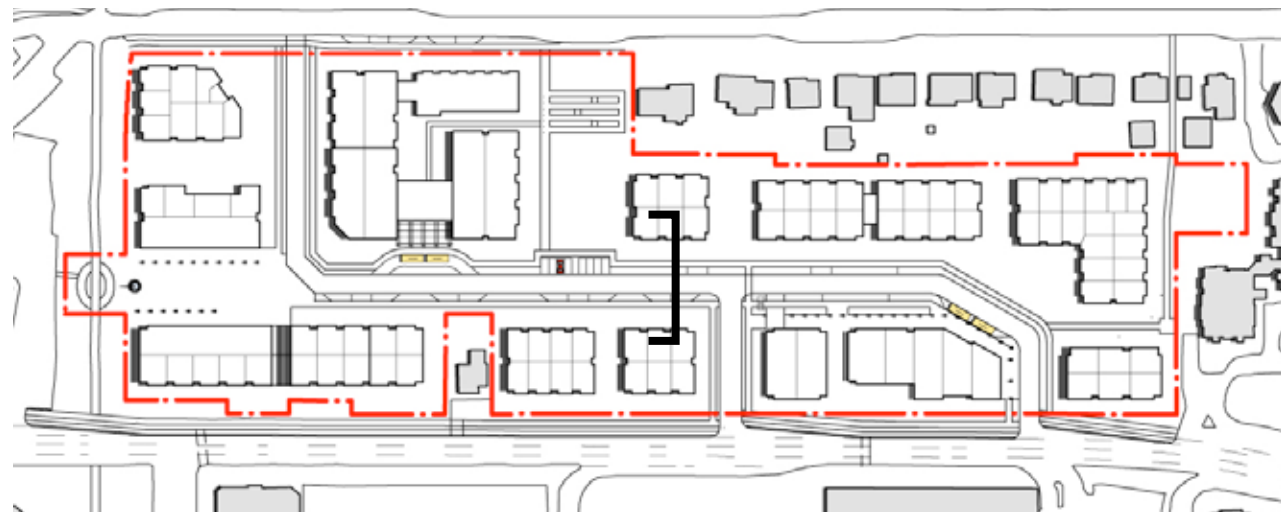
Concept Sketch for Neighbourhood Park

Nigel Valley Comprehensive Development Study

NIGEL AVENUE • Street Sections



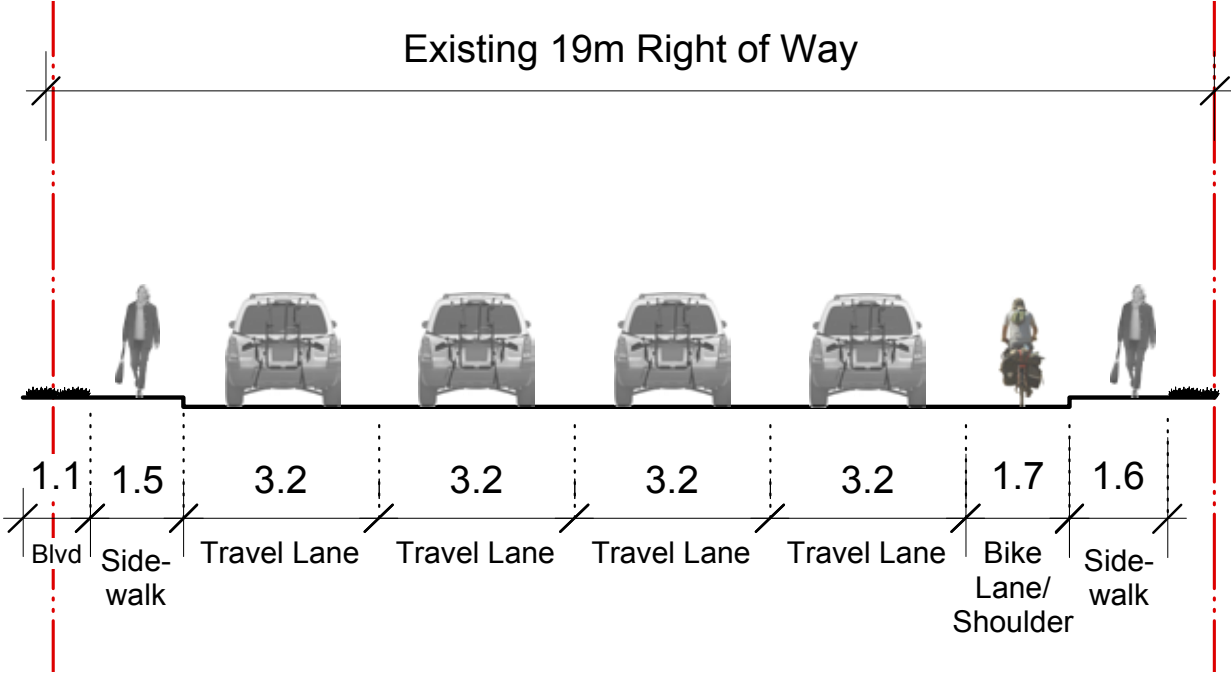
Proposed Section



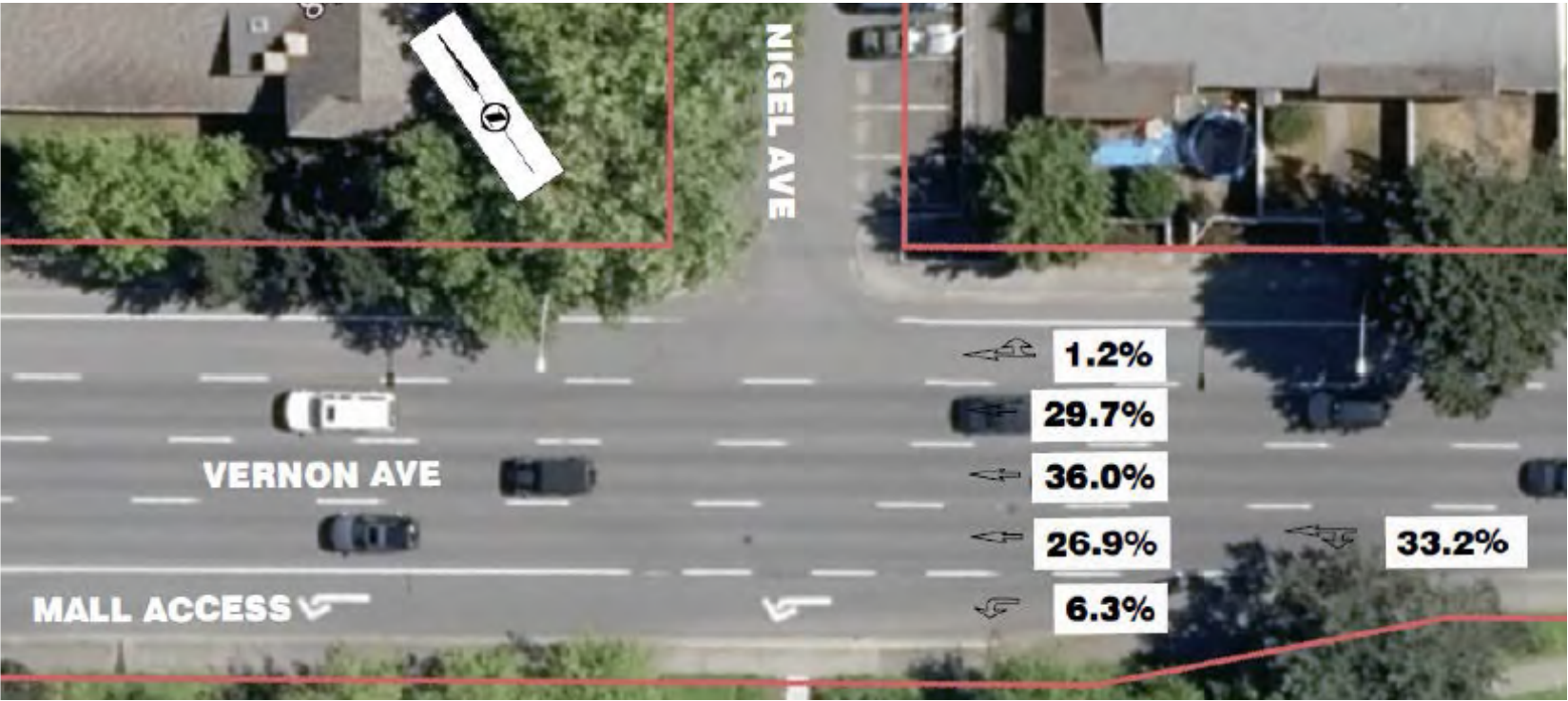
Key Plan



VERNON AVENUE • Existing Streetscape



Typical Existing Section



Lane Usage



Vernon Avenue Existing Conditions



VERNON AVENUE • Proposed Midblock Crosswalk



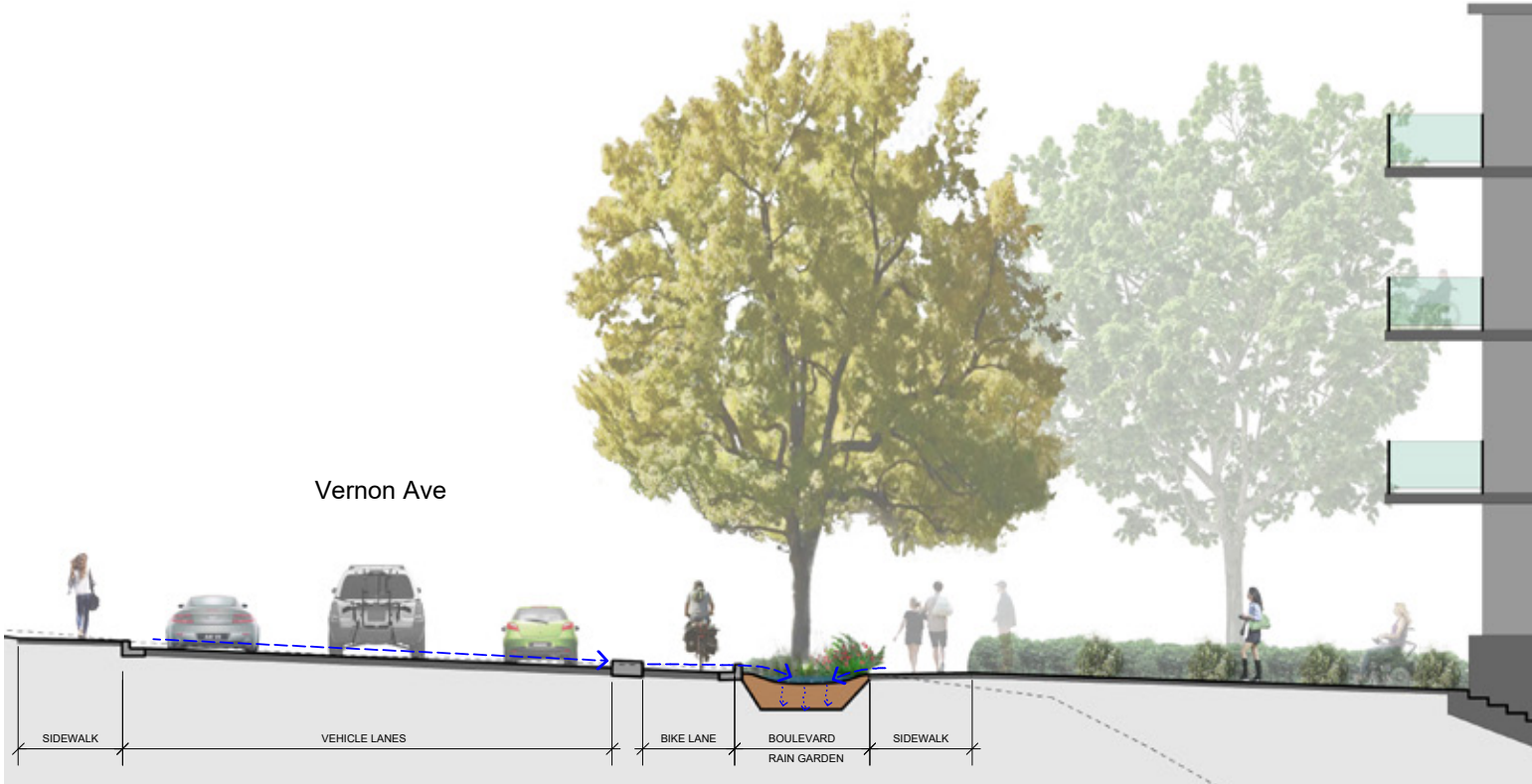
Proposed mid-block crosswalk on Vernon Avenue connecting Nigel Valley site to Saanich Centre

Nigel Valley Comprehensive Development Study



Example Crosswalk

VERNON AVENUE • Proposed Streetscape



Typical Section: Reduce to 3 Travel Lanes

Proposed Vehicular Access Locations





Nigel Valley Comprehensive Development Study













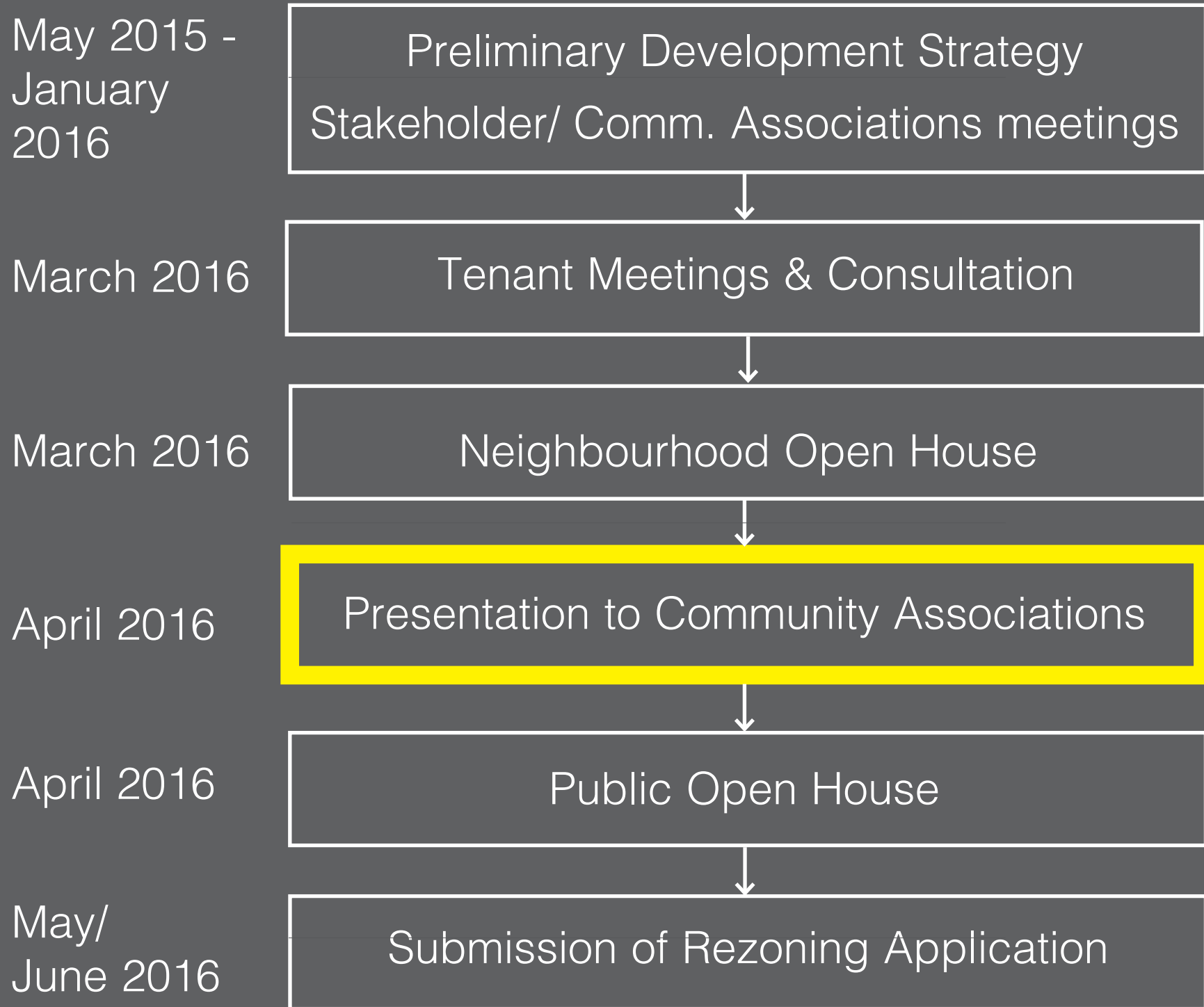






PROCESS and NEXT STEPS

1. Pre-application



2. Municipal Review:
Rezoning

3. Municipal Review:
Development Permit

4. Municipal Review:
Building Permit



Thank you!

<http://www.bchousing.org/Initiatives/Redeveloping/Nigel%20Valley>

