OVERARCHING STAKEHOLDERS

Nigel Valley Comprehensive Development Study

Mount View Colquitz Community Association
Nigel Valley Comprehensive Development Study
Current Residences:
60 apartments
19 townhomes

Target Residences:
160+ apartments
Current Residences:
63 apartments

Target Residences:
126 apartments
Current Building Area:
35,000 sq.ft of programming space

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

Nigel Valley Comprehensive Development Study
SITE OPPORTUNITIES

• Connection/ Integration
It takes a village to raise a child…it takes a neighbourhood to make a life.
“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
<table>
<thead>
<tr>
<th>Continuum of Housing and Care</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emergency Shelter Housing for the Homeless</td>
<td>Not onsite</td>
<td>Not onsite</td>
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<tr>
<td>Transitional Supportive &amp; Assisted Living</td>
<td>26 residences</td>
<td>93 residences</td>
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<tr>
<td>Independent Social Housing</td>
<td>160 residences</td>
<td>447 residences</td>
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<tr>
<td>Rent Assistance in the Private Market</td>
<td>Not onsite</td>
<td>Not onsite</td>
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<tr>
<td>Private Market Rentals</td>
<td>Not onsite</td>
<td>Potential 141 units</td>
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<tr>
<td>Homeownership</td>
<td>Not onsite</td>
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</table>
PRELIMINARY DESIGN CONCEPTS
NIGEL SQUARE

Concept Sketch for Nigel Square

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NEIGHBOURHOOD PARK

Concept Sketch for Neighbourhood Park

Nigel Valley Comprehensive Development Study
Nigel Valley Comprehensive Development Study

Proposed Section

Key Plan

Nigel Valley Comprehensive Development Study
VERNON AVENUE • Existing Streetscape

Typical Existing Section

Lane Usage

Vernon Avenue Existing Conditions

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Nigel Valley Comprehensive Development Study

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

Nigel Valley Comprehensive Development Study
VERNON AVENUE • Proposed Streetscape

Typical Section: Reduce to 3 Travel Lanes
Proposed Vehicular Access Locations
Nigel Valley Comprehensive Development Study
Nigel Valley Comprehensive Development Study
Nigel Valley Comprehensive Development Study
PROCESS and NEXT STEPS

1. Pre-application

May 2015 - January 2016
- Preliminary Development Strategy
- Stakeholder/ Comm. Associations meetings

March 2016
- Tenant Meetings & Consultation

March 2016
- Neighbourhood Open House

April 2016
- Presentation to Community Associations

April 2016
- Public Open House

May/ June 2016
- Submission of Rezoning 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