Nigel Valley Neighbourhood Plan

Broadmead Care offers residential care for veterans, seniors and adults with disabilities who require assistance. It is the primary provider of residential care for veterans on Vancouver Island.

Island Community Mental Health (ICMH) provides housing and support for adults who are experiencing a mental illness in order to promote their recovery and success.

Greater Victoria Housing Society (GVHS) helps individuals by providing affordable rental housing and owns and operates a number of buildings across the Victoria region.

BC Housing is accountable to the provincial ministry responsible for housing. It develops, manages and administers a wide range of housing options across BC.

Garth Homer Society provides services and opportunities for people with developmental disabilities offering day programs and employment to over 200 clients.

Emergency Shelter Housing for the Homeless
- Not included in current land use
- 26 Broadmead Care residences

Residential Care (Health)
- Broadmead Care residences

Housing with Supports
- Not included in current land use
- Not included in current land use
- Not included in current land use
- 63 ICMH residences
- 18 GVHS residences
- 79 BC Housing residences

Assisted Living
- Not included in current land use

Affordable Rental
- 63 ICMH residences
- 18 GVHS residences
- 79 BC Housing residences

Market Rental/Ownership
- Not included in current land use

Continuum of Housing Types (Current)

Existing Uses

Current Land Use
Nigel Valley Neighbourhood Plan

Existing Circulation, Parking & Accessibility

Improvements to be Considered in the Redevelopment of Nigel Valley

Looking to the south east along Vernon Avenue

Bicycle Lane in Use

Access from Vernon Avenue

Looking to the north west at the driveway to Saanich Hall

Topography

Site Opportunities

Existing Onsite Garry Oaks

Access to a Major Transportation Route
Nigel Valley Neighbourhood Plan

Project Vision and Goals

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”

- Nigel Valley Steering Committee

Planning Principles

1. A Compact, Walkable Neighbourhood
Support urban growth within the Saanich core through the design and development of a compact neighbourhood, where residents can choose to live, work, shop and play nearby and easily access daily needs and activities.

2. Integrate & Connect to Surrounding Community
Develop new connections to link streets and trails to maximize convenient accessibility for all ages and abilities to and through the neighbourhood.

3. A Variety of Residential Types and Tenures
Create a greater diversity of housing forms for people of different abilities, ages, life stages and income levels, to support the development of a more diverse neighbourhood.

4. Neighbourhood Care & Support Services
Celebrate and strengthen the community care and support services that enrich the lives of people with specialized needs.

5. A Multi-Modal Transportation Network
Calm motor vehicle traffic, while creating a circulation network that provides transportation choices and fosters greater walking, rolling, cycling and transit use.

6. Natural Areas & Community Gathering Spaces
Create public places for people to meet, gather and play and support access to neighbourhood parks and natural areas.

7. An Inclusive & Renewed Neighbourhood
Plan to accommodate existing and future residents, visitors and employees by considering the phasing and sequencing needs of all stakeholders.

8. Green Buildings & Infrastructure
Utilize smarter more sustainable infrastructure and follow green building principles and standards.

9. Equitable Land Allocation
Achieve an equitable distribution of land to reflect and maintain the asset strength of each property owner group or organization.

10. Encourage & Facilitate Community Social Enterprise
Support the potential for community social enterprise through integration of commercial land uses within the neighbourhood.

11. Flexible Development Phasing Strategy
Create a neighbourhood plan that provides flexibility in development phasing and staging to support individual site redevelopment.

“For all ages and abilities”

Accessible Green Space

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”

- Nigel Valley Steering Committee
Nigel Valley Neighbourhood Plan

Illustrative site plan showing streets, open spaces and possible building footprints

LEGEND

A. Garth Homer
B. Broadmead Care
C. BC Housing
D. Greater Victoria Housing Society
E. Island Community Mental Health
F. Market Residential

1. Neighbourhood Park
2. Transit Pick-up
3. Lochside Trail connection and path to Saanich Municipal Hall
4. Nigel Avenue dominant access
5. Lane reduction and streetscape improvements to Vernon Avenue
6. Existing Crosswalk
7. New pedestrian crossing
8. Nigel Square
9. Existing bus stop
10. Connection from Nigel square to Vernon Avenue
11. Existing Garry Oak Tree

(x) Maximum number of storeys

Continuum of Housing Types (Proposed)

<table>
<thead>
<tr>
<th>Emergency Shelter Housing for the Homeless</th>
<th>Residential Care (Health)</th>
<th>Housing with Supports</th>
<th>Assisted Living</th>
<th>Affordable Rental</th>
<th>Market Rental/Ownership</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not included</td>
<td>50 Residences</td>
<td>30 Residences</td>
<td>40 Residences</td>
<td>511 Residences</td>
<td>Potential 268</td>
</tr>
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</table>
Nigel Valley Neighbourhood Plan

Proposed Development Statistics and Areas

<table>
<thead>
<tr>
<th>Development Area (DA)</th>
<th>Land Owner</th>
<th>Floor Space Ratio</th>
<th>Maximum Floor Area (m²) (approximate)</th>
<th>Maximum Floor Area (ft²) (approximate)</th>
<th>Maximum # of Residences</th>
</tr>
</thead>
<tbody>
<tr>
<td>DA A</td>
<td>ICMH</td>
<td>2.7</td>
<td>9000</td>
<td>96000</td>
<td>120</td>
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<tr>
<td>DA B</td>
<td>Garth Homer</td>
<td>2.35</td>
<td>11,700</td>
<td>126,000</td>
<td>90</td>
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<tr>
<td>DA C</td>
<td>Potential Market Site</td>
<td>1.9</td>
<td>2600</td>
<td>28000</td>
<td>34</td>
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<td>DA D</td>
<td>GVHS</td>
<td>2.2</td>
<td>8,200</td>
<td>87000</td>
<td>85</td>
</tr>
<tr>
<td>DA E</td>
<td>BC Housing</td>
<td>2.1</td>
<td>10,000</td>
<td>108,000</td>
<td>135</td>
</tr>
<tr>
<td>DA F</td>
<td>Potential Market Site</td>
<td>4.5</td>
<td>15,100</td>
<td>163,000</td>
<td>204</td>
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<tr>
<td>DA G</td>
<td>BC Housing</td>
<td>3.1</td>
<td>5,200</td>
<td>56,000</td>
<td>100</td>
</tr>
<tr>
<td>DA H</td>
<td>ICMH</td>
<td>3.1</td>
<td>4,000</td>
<td>44,000</td>
<td>50</td>
</tr>
<tr>
<td>DA I</td>
<td>Broadmead Care</td>
<td>3.5</td>
<td>10,000</td>
<td>108,000</td>
<td>101</td>
</tr>
<tr>
<td>Site Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Average</td>
<td></td>
<td>2.73</td>
<td>74,000</td>
<td>796,000</td>
<td>+/− 919</td>
</tr>
</tbody>
</table>

Notes:
1. Calculations are preliminary and subject to further study and refinement.
2. All development data provided is based on preliminary assumptions regarding building footprints and height and is based on untested site development scenarios. Individual site development
   feasibility studies will be required for each property.
3. Maximum areas may or may not be reached once planned and developed feasibility scenarios are refined.
4. Site areas presented are preliminary and subject to confirmation by a legal subdivision survey. Subsequently, maximum floor space as a function of site area multiplied by floor area.
5. The number of residential units shown is approximate and will be refined with individual site development within the constraints of the allowable floor space ratio.

Building Heights (maximum # of storeys)

|-----------------------|----------------|-----------------------|----------------|-----------------------|----------------|-----------------------|----------------|-----------------------|----------------|-----------------------|----------------|-----------------------|----------------|-----------------------|----------------|-----------------------|----------------|-----------------------|----------------|

Process

Pre-application Steps
- March 2015: Landowner Steering Committee Creation
- March 2016: Tenant Meetings + Consultation
- March 2016: Neighbourhood Open House Presentation, Q&A, Feedback
- April 2016: Presentation to Comm. Association, Presentation, Q&A, Feedback
- April 2016: Plan Revisions
- June 2016: Public Open House Presentation, Q&A, Feedback
- June 2016: Plan Revisions
- October 2016: Submission of Rezoning Application to the District of Saanich

Municipal Review: Rezoning
- Oct. 2016 (ongoing): Landowner Steering Committee Creation
- March 2018: Planning/Municipal Review
- March 2018: Advisory Design Panel
- April 2018: Public Open House
- May 2018: Committee of the Whole - First Reading by Council
- Summer 2018: Public Hearing
- Late 2018: Final Approval of Rezoning Application (second, third, fourth (final) reading)

Municipal Review: Development Permit Application (for each building)
- Development Permit Application
- Advisory Design Panel
- Committee of the Whole
- Approval Ratified at Council Meeting

Municipal Review: Building Permit Application (for each building)
- Building Permit Application

Notes:
1. Calculations are preliminary and subject to further study and refinement.
2. All development data provided is based on preliminary assumptions regarding building footprints and height and is based on untested site development scenarios. Individual site development feasibility studies will be required for each property.
3. Maximum areas may or may not be reached once planned and developed feasibility scenarios are refined.
4. Site areas presented are preliminary and subject to confirmation by a legal subdivision survey. Subsequently, maximum floor space as a function of site area multiplied by floor area.
5. The number of residential units shown is approximate and will be refined with individual site development within the constraints of the allowable floor space ratio.
The adjacent series of diagrams presents a viable and potential development phasing approach.

**Nigel Valley Neighbourhood Plan**

**Potential Project Phases**

**Phase 1a**  
Removal of Batin-Fielding townhouses.

**Phase 1b**  
Construction of GHS apartment building (DA G) and Broadmaed Care facility (DA I).

**Phase 2a**  
Removal of GHS apartments.

**Phase 2b**  
Construction of market site (DA F).

**Phase 3a**  
Removal of Garth Homer, Broadmaed Care, single family houses.

**Phase 3b**  
Construction of Garth Homer (DA B), ICMI infill building (DA A), market site (DA C), park, square.

**Phase 4a**  
Removal of ICMI Nanbridge apartments, single family house.

**Phase 4b**  
Construction of ICMI Nanbridge apartments (DA H), BC Housing site (DA G).

**Phase 5a**  
Removal of ICMI Darwin apartment building, BC Housing Batin-Fielding apartment building.

**Phase 5b**  
Construction of ICMI Darwin apartment building (DA A), BC Housing apartment building (DA I).
Nigel Valley Neighbourhood Plan

Precedent Photographs

Proposed Circulation Diagram

Vernon Avenue Redesign
Lane Closure and Public Realm Improvements

Section 1 Vernon Avenue at northwest end of site

Section 2 Vernon Avenue at crosswalk

Under all development data and illustrations are based on preliminary programming. The illustrations shown do not constitute detailed design for each site. Site architecture, servicing programming, and design parameters must be determined as the basis for a full design process for each property.

Prepared for BC Housing by D’Ambrosio architecture + urbanism in collaboration with TownSquare Planning Inc.
Proposed Open Space Diagram

The existing Nigel Avenue corridor is enhanced to become a connected street serving as the central spine for the Nigel Valley neighbourhood. Vehicular and bicycle traffic is accommodated along with sidewalks, street parking and street trees.

Section 1 Nigel Avenue (east/west)

Section 2 Darwin Avenue

Section 3 Nigel Avenue (north)

Section 4 Nigel Gate

Nigel Valley Neighbourhood Plan

Streets and Open Space

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Development Area C, E, F, G

Proposed Development Statistics

<table>
<thead>
<tr>
<th>Land Owner</th>
<th>BC Housing</th>
<th>Market</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Area</td>
<td>DA E</td>
<td>DA F</td>
</tr>
<tr>
<td>Maximum Floor Area (approximate)</td>
<td>10,000m²</td>
<td>2,600m²</td>
</tr>
<tr>
<td>Number of Residences</td>
<td>up to 120</td>
<td>up to 34</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>6 to 16 storeys</td>
<td>5 storeys</td>
</tr>
</tbody>
</table>

Maximum Floor Area (approximate) 4,600m²
Number of Residences up to 100
Maximum Height 6 storeys

Note: All development data and illustrations are based on preliminary programming. The illustrations shown do not constitute a detailed design for each site.

Development Area DA C
Development Area DA E

The precedent projects are examples of the scale and architectural expression of buildings that are similar in size to the larger ones contemplated for the study site.

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Development Area A and H

Proposed Development Statistics

<table>
<thead>
<tr>
<th>Land Owner</th>
<th>DA A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Area</td>
<td>DA A</td>
</tr>
<tr>
<td>Maximum Floor Area (approximate)</td>
<td>3,100m²</td>
</tr>
<tr>
<td>Number of Residences</td>
<td>up to 90</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>6 storeys</td>
</tr>
</tbody>
</table>

The human scale, texture, open space and building composition and amenity that is intended for the urban design of Nigel Valley.

The Lochside Trail will connect at Darwin Avenue and be a 'Front Door' at Nigel Square as well.

Once redeveloped the corner of Darwin and the Lochside Trail will have good connection and great views to Swan Lake Christmas Hill Nature Sanctuary to the north and west. (massing concept)

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Development Area B

Proposed Development Statistics

<table>
<thead>
<tr>
<th>Land Owner</th>
<th>Garth Homer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Area</td>
<td>DA B</td>
</tr>
<tr>
<td>Maximum Floor Area (approximate)</td>
<td>11,700 m²</td>
</tr>
<tr>
<td>Number of Residences</td>
<td>up to 90</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>3 to 6 storeys</td>
</tr>
</tbody>
</table>

The human scale, texture, open space and building composition and amenity that is intended for the urban design of Nigel Valley.

Northeast corner of Garth Homer Site, looking west along Darwin Avenue. A row of wheelchair accessible residential units with landscaped patios front onto Darwin Avenue, creating a residential streetscape that responds to the existing single family homes along this street. (conceptual design)

Viewed from the Nigel Avenue sidewalk, the active street frontage includes building entrances and patios. Residential entrances and patios wrap around the corner facing the new Nigel Park. (conceptual design)
Development Area I

Proposed Development Statistics

- **Land Owner**: Broadmead Care
- **Development Area**: DA I
- **Maximum Floor Area**: 10,000m²
- **Number of Residences**: up to 101
- **Maximum Height**: 6 storeys

The new Vernon Avenue frontages, with entries, private yards, tree-lined boulevards and rain gardens will appear and perform more like a large neighbourhood street and less like a highway. (massing concept)

Once reconfigured with one less lane and a designated pedestrian crossing, Vernon Avenue will become safer and easier to access and used by people with mobility issues.

The human scale, texture, open space and building composition and amenity is intended for the urban design of Nigel Valley.

Prepared for BC Housing by D'Ambrosio architecture + urbanism in collaboration with TownSquare Planning Inc.
Development Area D

Proposed Development Statistics

<table>
<thead>
<tr>
<th>Land Owner</th>
<th>GVS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Area</td>
<td>DA D</td>
</tr>
<tr>
<td>Maximum Floor Area (approximate)</td>
<td>6,200sft</td>
</tr>
<tr>
<td>Number of Residents</td>
<td>up to 85</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>5 storeys</td>
</tr>
</tbody>
</table>

Nigel Avenue will connect east to west within the block, as well as allow pedestrian and rolling connection to Darwin Avenue and Vernon Avenue. (massing concept)

Nigel Avenue will primarily serve as the front-door for the various residential and health-care facilities, with wide sidewalks and sheltered pick-up and drop-off areas.

The human scale, texture, open space and building composition and amenity that is intended for the urban design of Nigel Valley.

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Nigel Valley Neighbourhood Plan

Conceptual Design for Nigel Park

Section A - Neighbourhood Park

Nigel Park Concept Plan

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Nigel Valley Neighbourhood Plan

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Note: All development data and illustrations are based on preliminary programming. The illustrations shown do not constitute detailed design for each site. Site architecture, servicing programming, and design parameters must be determined as the basis for a full design process for each property.

Conceptual Illustration

Please note that this is an illustrative drawing that does not, except for graphic clarity, depict final architectural or landscape designs.
Each property will be subject to separate programming, architectural design and servicing, as well as development and building permit processes.

Public rights-of-way, parks and pathways are subject to agreements between land owners and the District of Saanich.

Utilities are intended to be located underground and are subject to engineering design and municipal permitting.

This plan is indicative only. Property boundaries are subject to agreements among the land owners and confirmation by survey.

Building shapes are indicative only and do not reflect actual future built form.

All illustrated development scenarios are based on preliminary programming of use, floor area and height provided by the property owners.

Utilities are intended to be located underground and are subject to engineering design and municipal permitting.
Nigel Valley Neighbourhood Plan

Landscape Plan

Existing Garry Oak #601 to be retained.

Nigel Square Concept:
- Rain Gardens
- Cafe style seating
- Event/performance space

Existing Garry Oak #602 to be retained.

Rough-grass area

Accessible path through park

Existing Garry Oak #603 to be retained.

Rough-grass area

Accessible green space

Existing Garry Oak #604 to be retained. If site conditions not suitable for protection and retention, tree to be relocated or replaced, as per District of Saanich Tree Replacement Bylaw requirements.

Open/formal grass corners

Arbour with ornamental vines and rock masonry seating wall along park edge

Small canopy street trees - planted 8 m OC with a minimum of 10 cu m soil.

Handi-dart shuttle drop-off

Existing bus stop

Proposed future twinning of Lochside Trail

Potential future pathway to Saanich Municipal Hall

Pedestrian access to Vernon Ave from square

Ground level patios

Ground level patios (where grade allows)

Arbour with ornamental vines and rock masonry seating wall along park edge

Small canopy street trees - planted 15 m OC with a minimum of 15 cu m soil

Large canopy street trees - planted 15 m OC with a minimum of 15 cu m soil

Rough-grass area

Extensive street tree planting throughout site

Existing Garry Oak #603, to retained. If site conditions not suitable for protection and retention, tree to be relocated or replaced, as per District of Saanich Tree Replacement Bylaw requirements.

Existing Garry Oak #604, to retained. If site conditions not suitable for protection and retention, tree to be relocated or replaced, as per District of Saanich Tree Replacement Bylaw requirements.

Accessible green space

Handi-dart shuttle drop-off

Existing bus stop

Proposed gravel bike parking areas

Proposed future twinning of Lochside Trail

Potential future pathway to Saanich Municipal Hall

Plant native plants along disturbed edges, to match existing.

Proposed gravel bike parking areas

Extensive street tree planting throughout site

Existing Garry Oak #603, to retained. If site conditions not suitable for protection and retention, tree to be relocated or replaced, as per District of Saanich Tree Replacement Bylaw requirements.

Existing Garry Oak #604, to retained. If site conditions not suitable for protection and retention, tree to be relocated or replaced, as per District of Saanich Tree Replacement Bylaw requirements.

Existing Garry Oak #601 to be retained.

Nigel Square Concept:
- Rain Gardens
- Cafe style seating
- Event/performance space

Existing Garry Oak #602 to be retained.

Rough-grass area

Accessible path through park

Existing Garry Oak #603 to be retained.
Nigel Square

- Existing 2-way bike path (Lochside Trail)
- Proposed future twinning of the bike trail by CRD
- 2m rough grass maintenance strip
- Gravel bike parking area
- Plant native plants along disturbed edges, to match existing.
- Potential future pathway to Saanich Municipal Hall
- Rain Garden with grasses, shrub, and tree planting
- Landscape boulder slope retention
- Rock masonry retaining walls flanking entry path
- CIP concrete retaining wall complete with guardrail
- Freestanding bench with back rest
- Bistro style seating area (to be confirmed)
- Planter wall with integrated seating benches
- Bike parking
- Sediment trap
- Seating steps
- Installation of a community bulletin board to be considered, unless one has been provided elsewhere.

Small / Medium trees, use structural soil cells or modification of planter design to achieve min 10 cu m of soil per tree.

Culvert connecting rain garden cells

Light sandblast finish

Heavy sandblast finish

Radial sawcut control joint

RCIP Concrete paving with tooled joint and light finish

CIP Concrete paving with tooled joint and light finish

NOT FOR CONSTRUCTION

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