OVERARCHING STAKEHOLDERS

Mount View Colquitz Community Association

Nigel Valley Neighbourhood Plan
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: +60 apartments
PLANNING CONTEXT

- Designated ‘Major Centre’ within OCP
PLANNING CONTEXT

- Within the Uptown-Douglas Corridor Plan Area
CONSULTANT TEAM

**Architect/Urban Design:**
D’Ambrosio architecture + urbanism

**Surveying, Civil Engineering:**
McElhanney

**Planning:**
Town Square

**Landscape Architecture:**
Murdoch de Greeff Inc.
Landscape Architects

**Transportation:**
Boulevard Transportation

**Geotechnical Engineering:**
Ryzuk Geotechnical Engineering
& Materials
SITE ANALYSIS: CIRCULATION

Nigel Valley Neighbourhood Plan
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
<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>
</tr>
<tr>
<td>Transitional Supportive &amp; Assisted Living</td>
<td>26 residences</td>
<td>95 residences</td>
</tr>
<tr>
<td>Independent Social Housing</td>
<td>160 residences</td>
<td>360 residences</td>
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<tr>
<td>Rent Assistance in the Private Market</td>
<td>Not onsite</td>
<td>Not onsite</td>
</tr>
<tr>
<td>Private Market Rentals</td>
<td>Not onsite</td>
<td>Potential 195 units</td>
</tr>
<tr>
<td>Homeownership</td>
<td>Not onsite</td>
<td>Not onsite</td>
</tr>
</tbody>
</table>
PRELIMINARY DESIGN CONCEPTS
Nigel Valley Neighbourhood Plan
NIGEL SQUARE

Concept Sketch of Square
NEIGHBOURHOOD PARK

Concept Sketch
NIGEL AVENUE • Street Sections

Nigel Valley Neighbourhood Plan
VERNON AVENUE • Existing Streetscape

Existing 19m Right of Way

Typical Existing Section

Lane Usage

Vernon Avenue Existing Conditions

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

Nigel Valley Neighbourhood Plan
VERNON AVENUE • Proposed Streetscape

Typical Section: Reduce to 3 Travel Lanes

Nigel Valley Neighbourhood Plan
Proposed Vehicular Access Locations
Nigel Valley Neighbourhood Plan
Nigel Valley Neighbourhood Plan

Lochside Trail

Darwin Ave.
Nigel Valley Neighbourhood Plan
Nigel Valley Neighbourhood Plan
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

June 2016
- Public Open House

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/nigelvalley

Nigel Valley Neighbourhood Plan