1 BROADMEAD CARE — Exceptional Care. Exceptional People.

Broadmead Care offers residential care for veterans, seniors and adults with disabilities who require assisstance. It is the primary provider of residential care for vetrans on Vancouver Island.
Housing Provided: Residential Care (Health)

2 ISLAND COMMUNITY MENTAL HEALTH — Formerly Capital Mental Health Association

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.
Housing Provided: Affordable Rental Housing

3 GREATER VICTORIA HOUSING SOCIETY — Since 1956

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

4 BC HOUSING

BC Housing is accountable to the provincial ministry responsible for housing. It develops, manages and administers a wide range of housing options across BC.
Housing Provided: Affordable Rental Housing
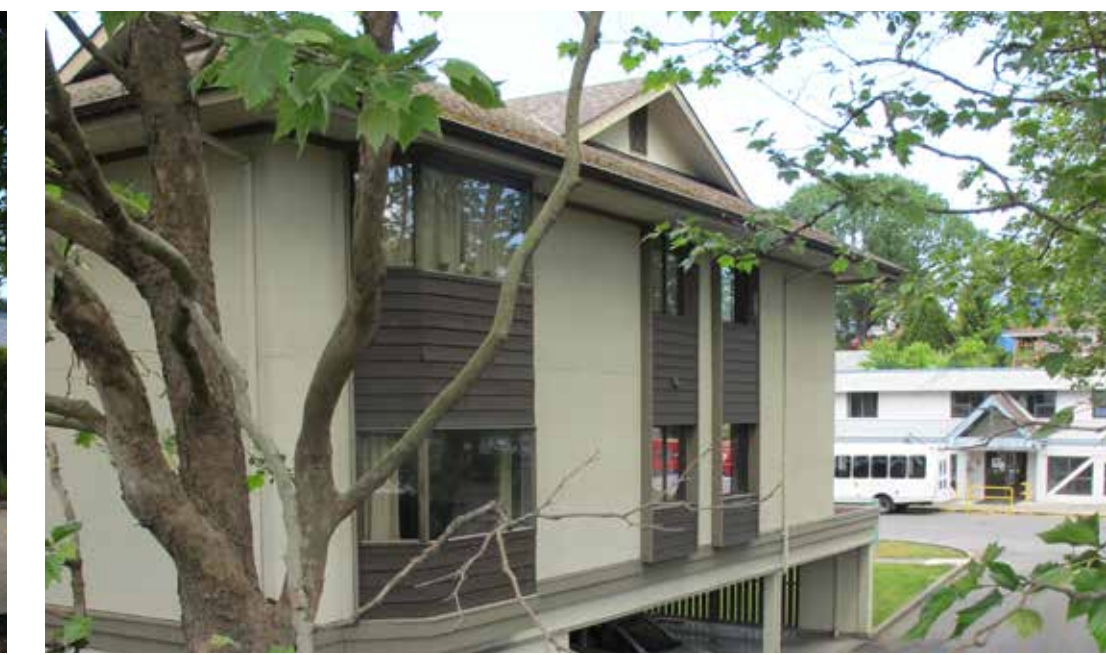
5 Garth Homer SOCIETY

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

Existing Uses

a. Broadmead Care- Nigel House

b. ICMH Newbridge Apartments

c. GVHS Nigel Square

d. BC Housing- Battin Fielding Apartments

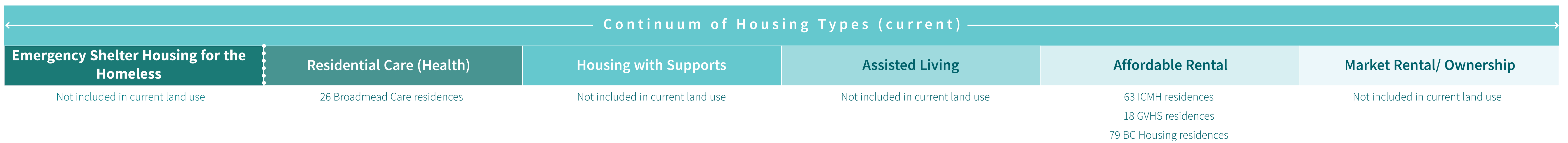**e.** GVHS Nigel Square

f. ICMH- Darwin Apartments

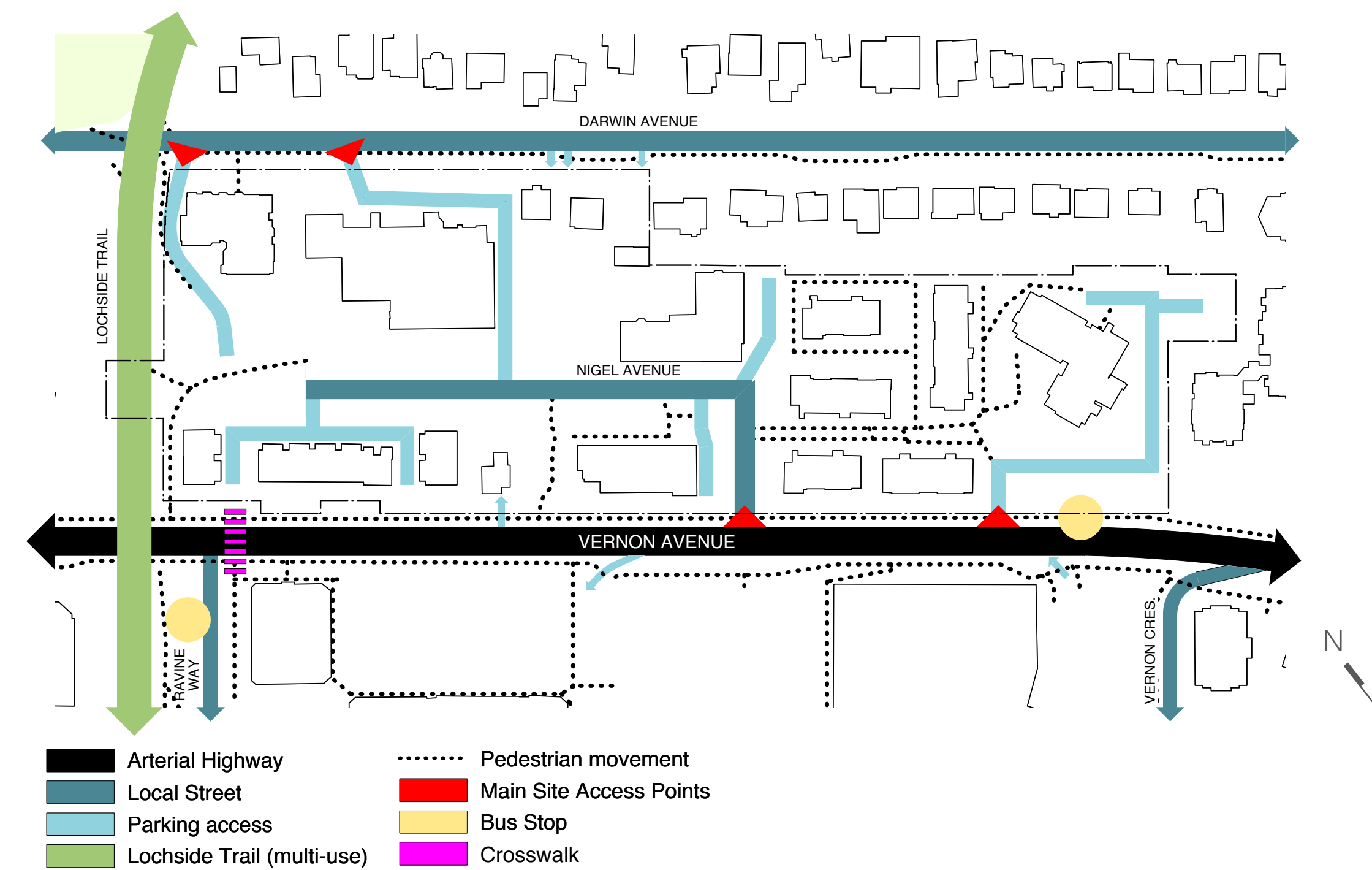**g.** Garth Homer Society

h. Garth Homer Society

i. BC Housing- Battin Fielding Townhouses

Continuum of Housing Types (current)

Emergency Shelter Housing for the Homeless	Residential Care (Health)	Housing with Supports	Assisted Living	Affordable Rental	Market Rental/ Ownership
Not included in current land use	26 Broadmead Care residences	Not included in current land use	Not included in current land use	63 ICMH residences 18 GVHS residences 79 BC Housing residences	Not included in current land use

Existing Circulation, Parking & Accessibility

DARWIN AVENUE

LOCHSIDE TRAIL

NIGEL AVENUE

RAVINE WAY

VERNON AVENUE

VERNON CRES.

N

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

Improvements to be Considered in the Redevelopment of Nigel Valley

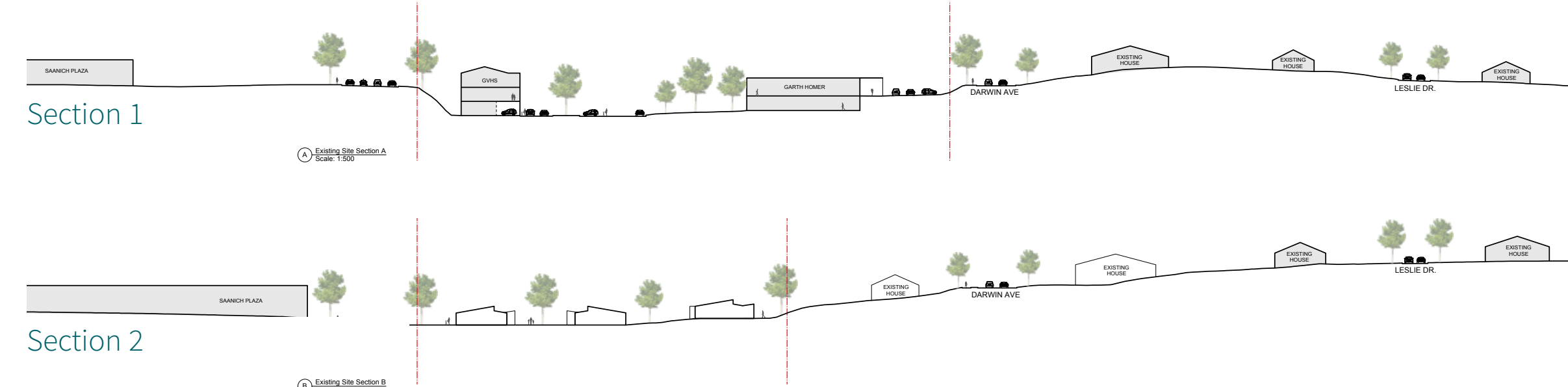Looking to the south east along Vernon Avenue

Bicycle Lane in Use

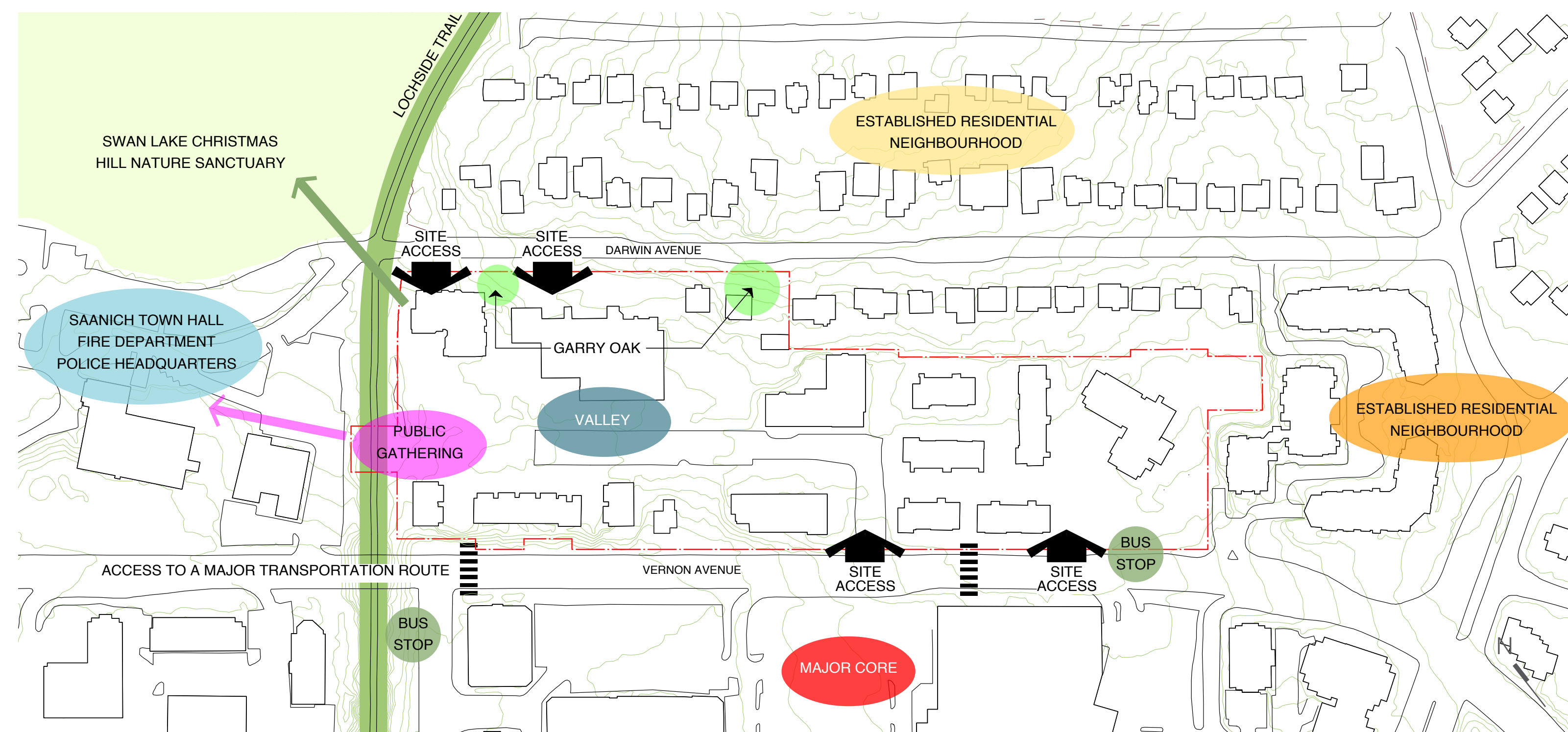Looking to the north west at the driveway to Saanich Hall

Access from Vernon Avenue

Topography

DARWIN AVENUE

LOCHSIDE TRAIL

NIGEL AVENUE

VERNON AVENUE

N

1   2

Section 1

SAANICH PLAZA   DARWIN AVE.   LESLIE DR.

Section 2

DARWIN AVE.   LESLIE DR.

Site Opportunities

LOCHSIDE TRAIL

SWAN LAKE CHRISTMAS HILL NATURE SANCTUARY

ESTABLISHED RESIDENTIAL NEIGHBOURHOOD

SITE ACCESS   SITE ACCESS   DARWIN AVENUE

SAANICH TOWN HALL FIRE DEPARTMENT POLICE HEADQUARTERS

GARRY OAK

VALLEY

PUBLIC GATHERING

ESTABLISHED RESIDENTIAL NEIGHBOURHOOD

ACCESS TO A MAJOR TRANSPORTATION ROUTE   VERNON AVENUE   SITE ACCESS   SITE ACCESS   BUS STOP

BUS STOP

MAJOR CORE

Existing Onsite Garry Oaks

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

Accessible Green Space

For all ages and abilities

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.
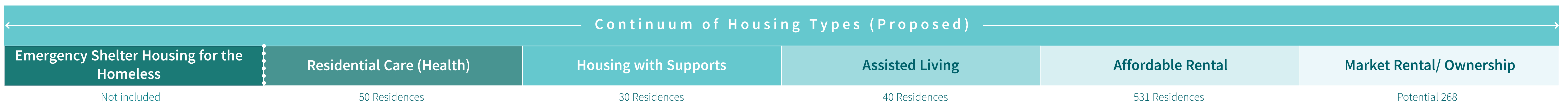
Nigel Valley Neighbourhood Plan

Precedent Photographs

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
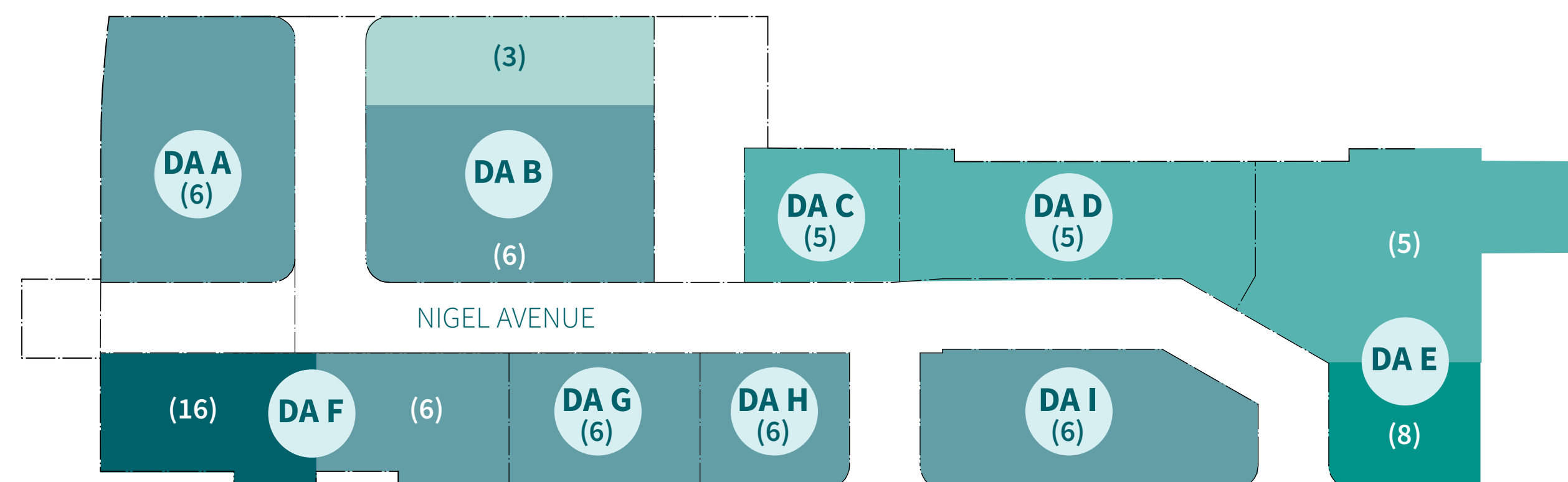**11.** Existing Garry Oak Tree

(x) Maximum number of storeys

Continuum of Housing Types (Proposed)

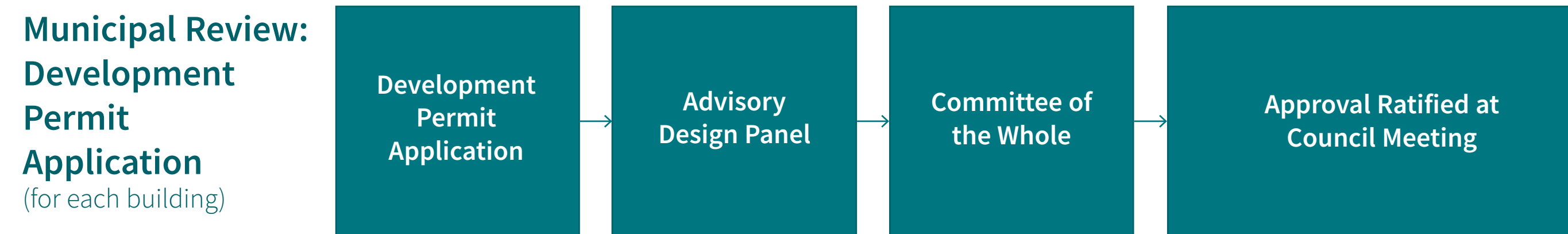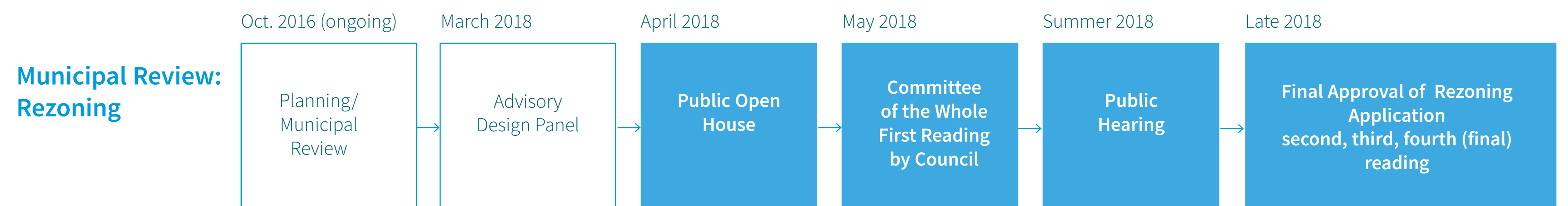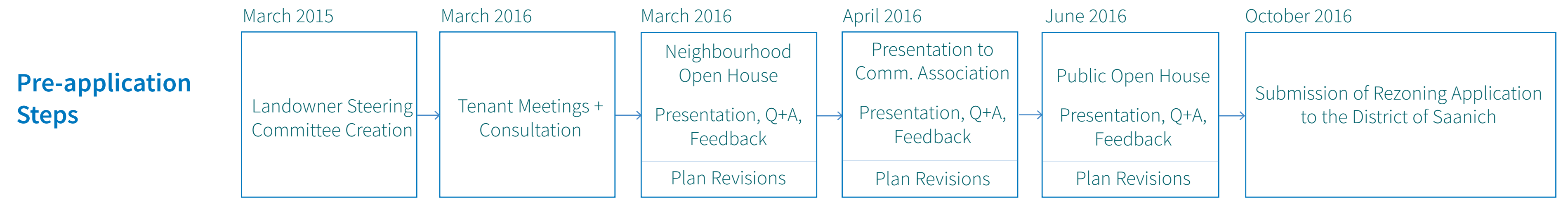| Emergency Shelter Housing for the Homeless	Residential Care (Health)	Housing with Supports	Assisted Living	Affordable Rental	Market Rental/ Ownership
Not included	50 Residences	30 Residences	40 Residences	531 Residences	Potential 268

Proposed Development Statistics and Areas

Development Area (DA)	Land Owner	Floor Space Ratio	Maximum Floor Area (m²) (approximate)	Maximum Floor Area (ft²) (approximate)	Maximum # of Residences
DA A	ICMH	2.7	9,000	96,000	120
DA B	Garth Homer	2.35	11,700	126,000	90
DA C	Potential Market Site	1.9	2,600	28,000	34
DA D	GVHS	2.2	6,200	67,000	85
DA E	BC Housing	2.1	10,000	108,000	135
DA F	Potential Market Site	4.5	15,100	163,000	204
DA G	BC Housing	3.1	5,200	56,000	100
DA H	ICMH	3.1	4,000	44,000	50
DA I	Broadmead Care	3.5	10,000	108,000	101
Site Total		Average 2.73	74,000	796,000	+/- 919

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 heights 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 development conforms to proposed zoning parameters.
4. Site areas provided are preliminary and subject to confirmation by a legal subdivision survey. Subsequently, maximum floor areas are subject to change as they are 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.
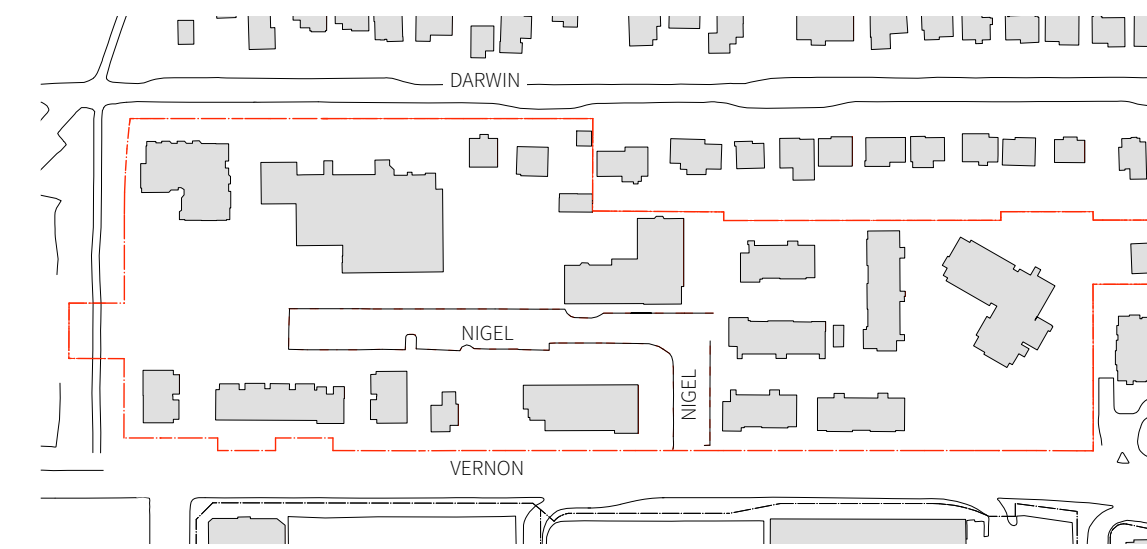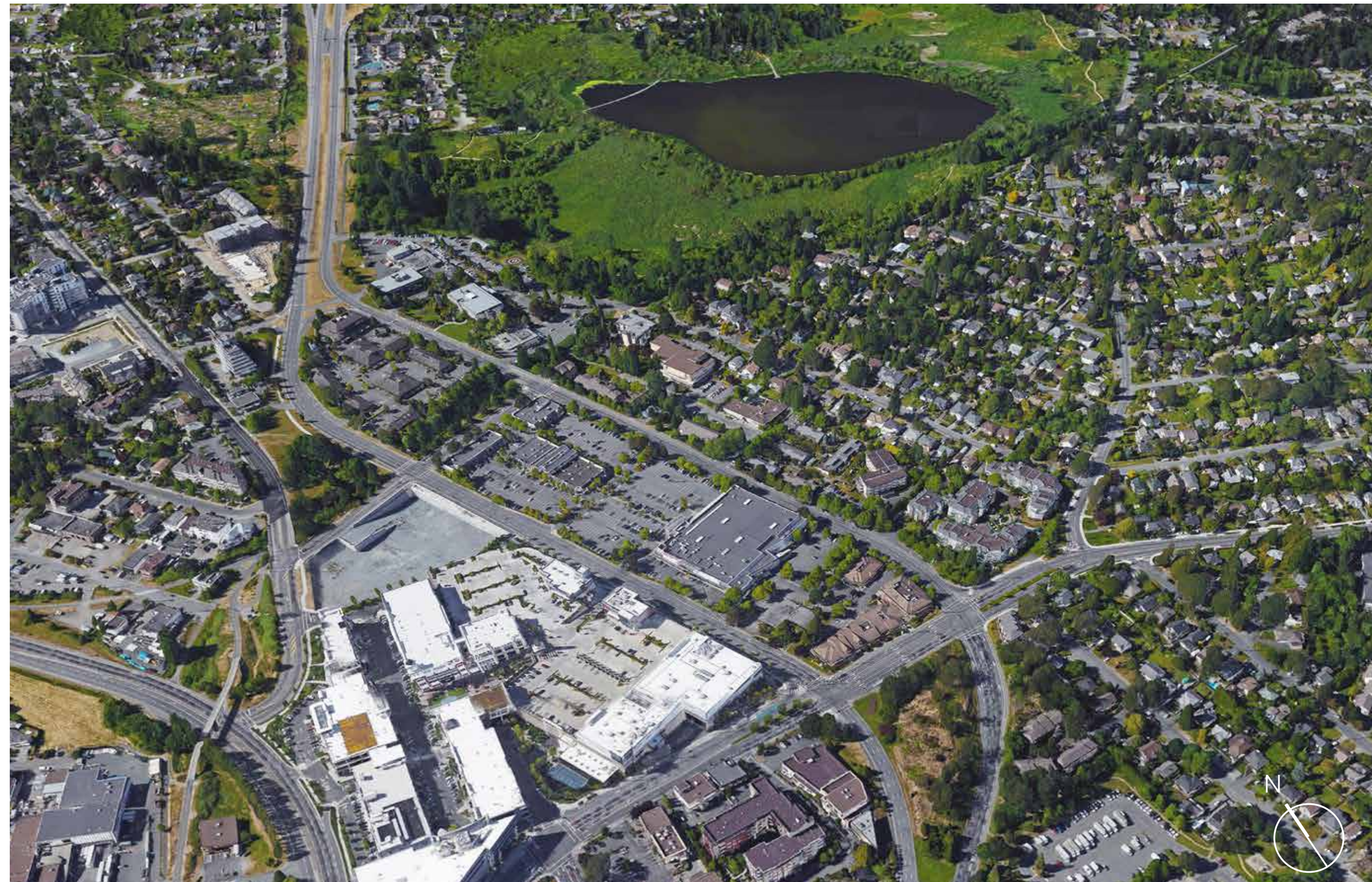
Building Heights (maximum # of storeys)

Process

Pre-application Steps

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

Municipal Review: Rezoning

Oct. 2016 (ongoing)	March 2018	April 2018	May 2018	Summer 2018	Late 2018
Planning/ Municipal Review	Advisory Design Panel	Public Open House	Committee of the Whole First Reading by Council	Public Hearing	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

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.

Prepared for **BC Housing** by **D'Ambrosio architecture + urbanism** in collaboration with **TownSquare Planning Inc.**
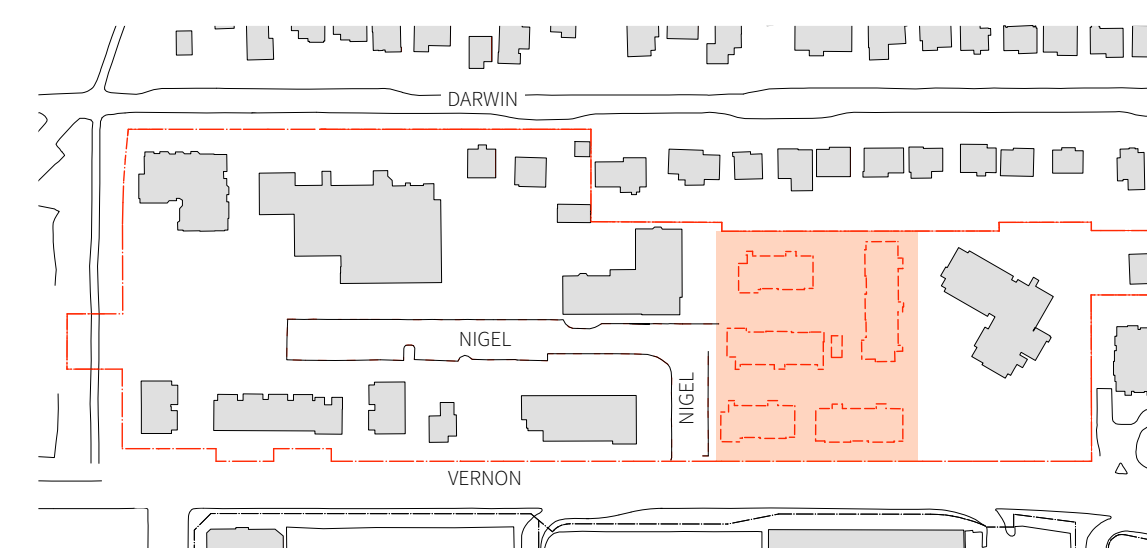
The adjacent series of diagrams presents a viable and potential development phasing approach.
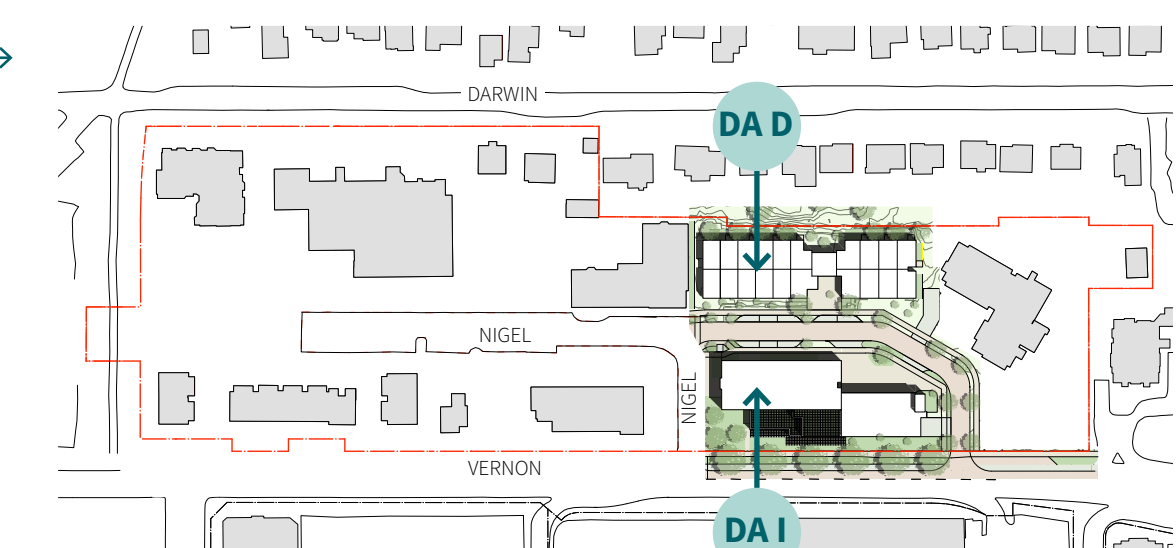

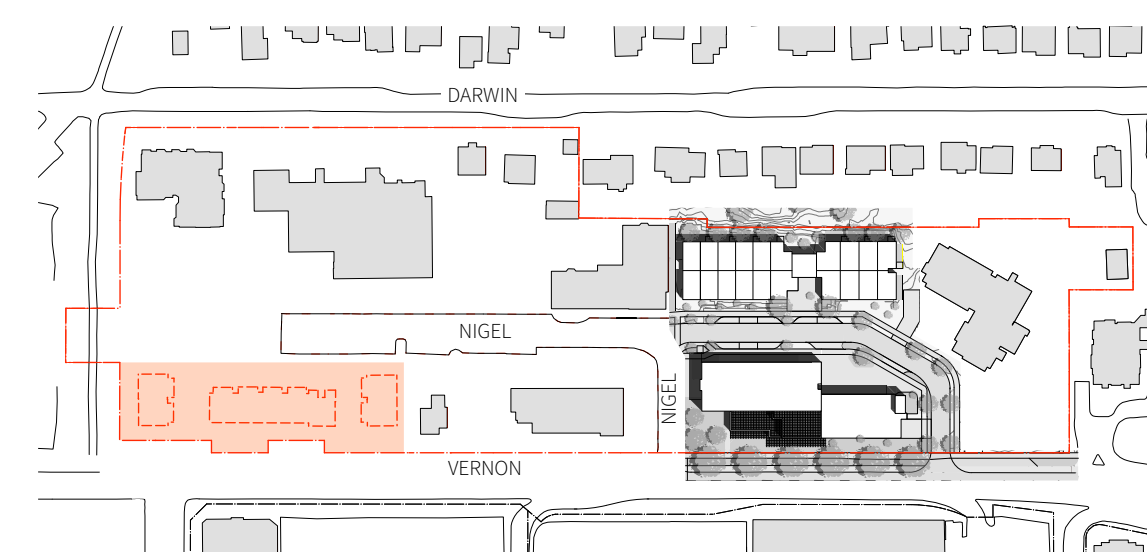**Existing**
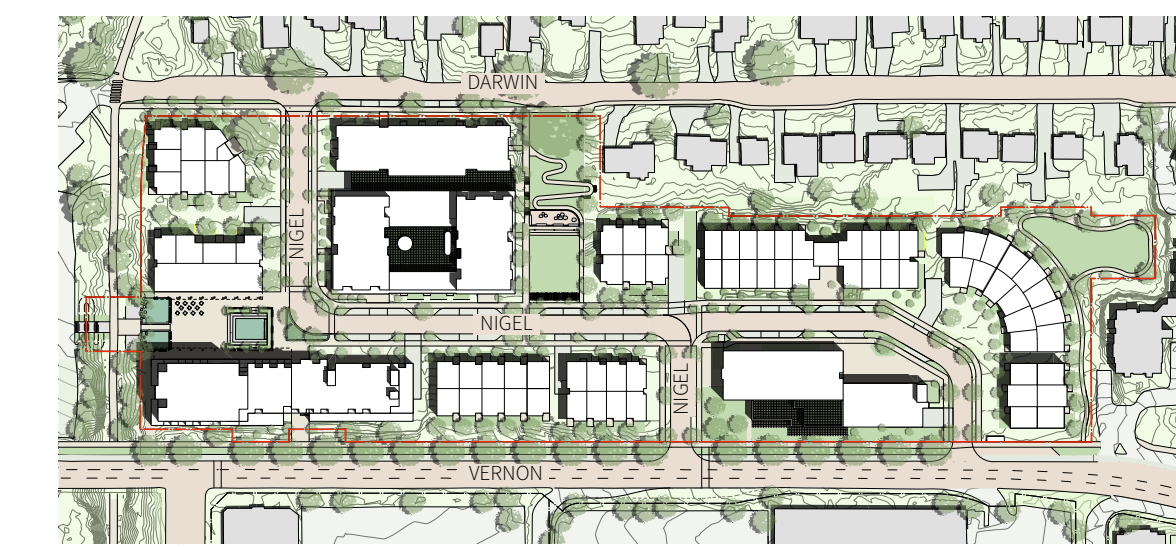
Build Out

Phase 1a
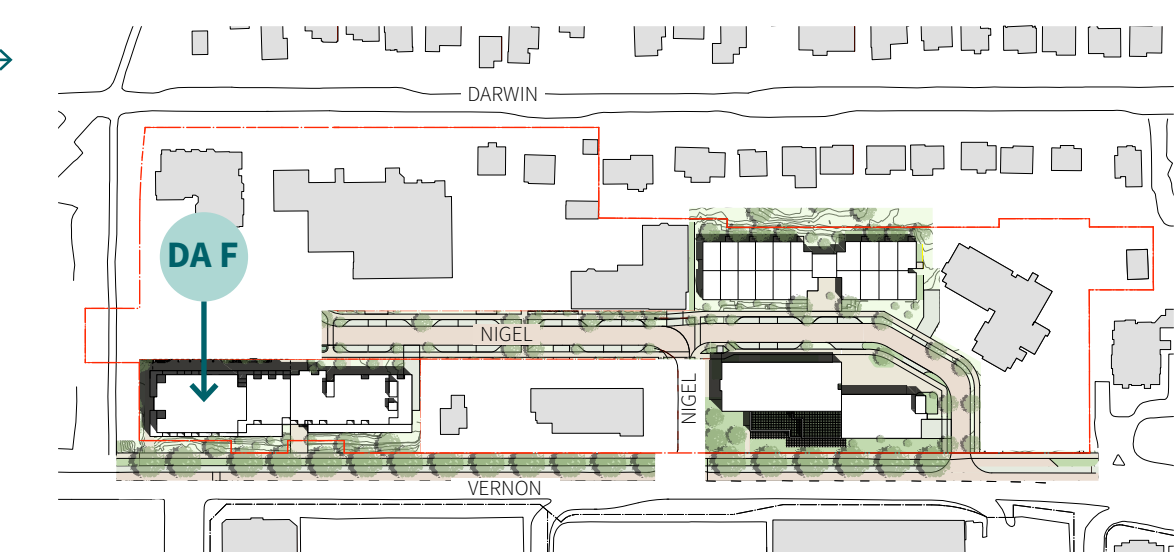
Removal of Battin-Fielding townhouses.

Phase 1b

Construction of GVHS apartment building (DA D) and Broadmead Care facility (DA I)
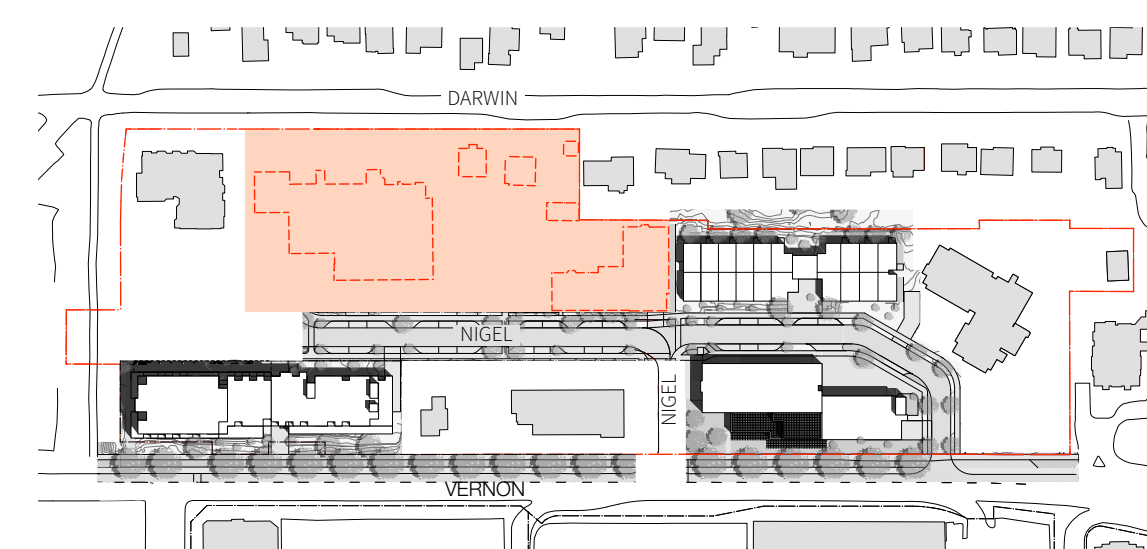
Phase 2a
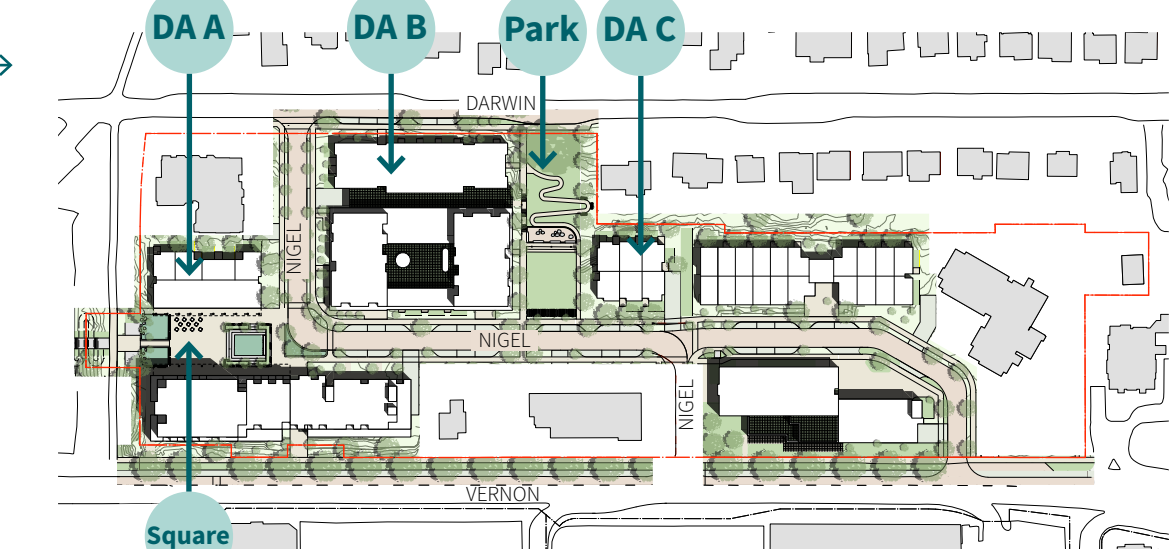
Removal of GVHS apartments

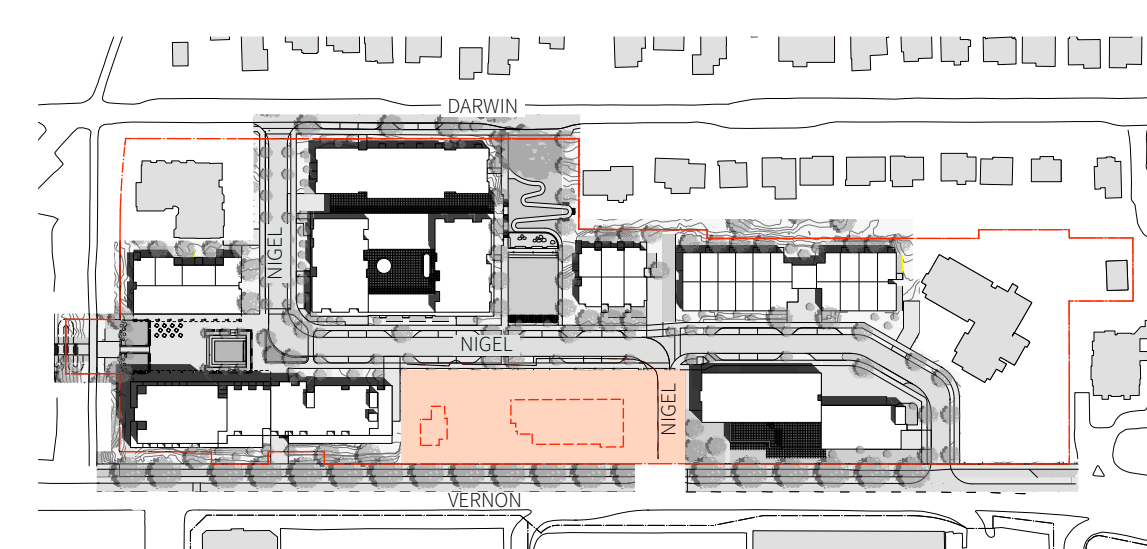**Phase 2b**

Construction of market site (DA F)

Phase 3a

Removal of Garth Homer, Broadmead Care, single family houses

Phase 3b

Construction of Garth Homer (DA B), ICMH infill building (DA A), market site (DA C), park, square

Phase 4a

Removal of ICMH (Newbridge) apartments, single family house
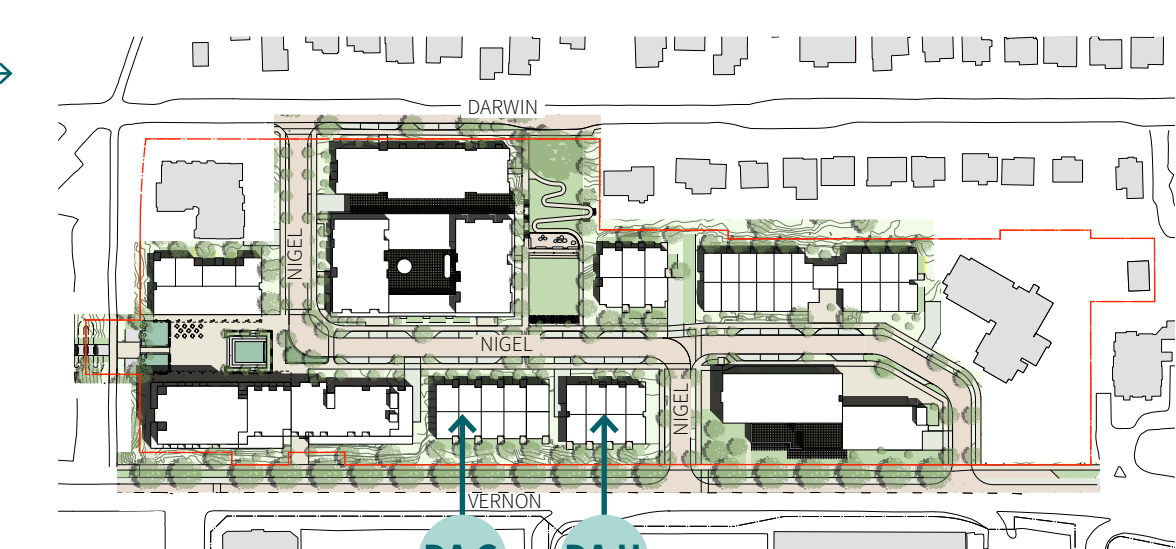
Phase 4b

Construction of ICMH (Newbridge) apartments (DA H), BC Housing site (DA G)
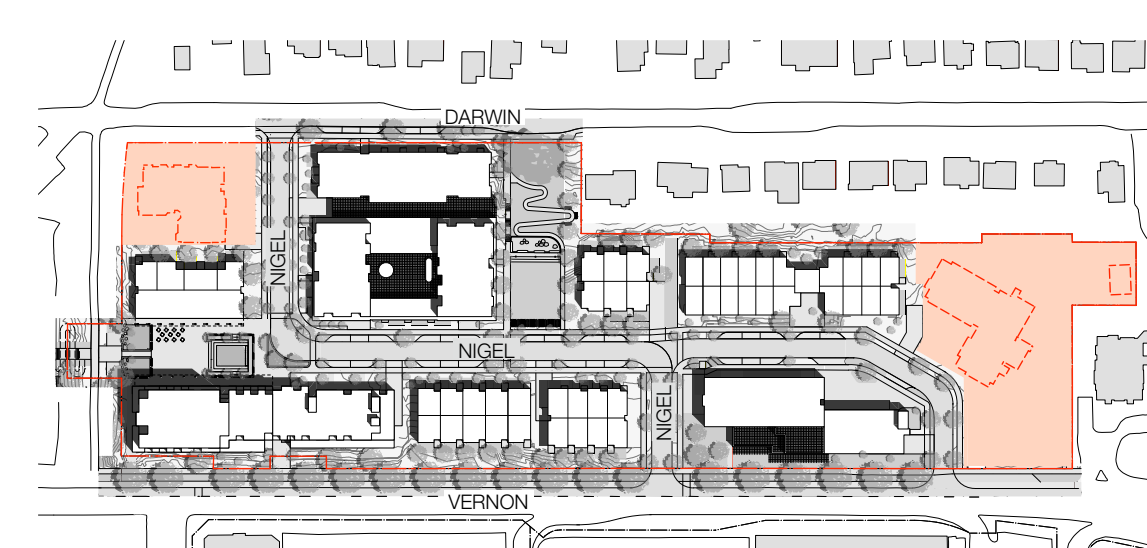
Phase 5a

Removal of ICMH Darwin apartment building, BC Housing Battin-Fielding apartment building

Phase 5b

Construction of ICMH Darwin apartment building (DA A), BC Housing apartments (DA E)

Precedent Photographs

Proposed Circulation Diagram

Lochside Trail

Darwin Avenue

Vernon Avenue

LEGEND

— Pedestrian
┅ Accessible Pedestrian Connection
— Bicycle
┅ Dedicated Bike Lane
— Vehicle
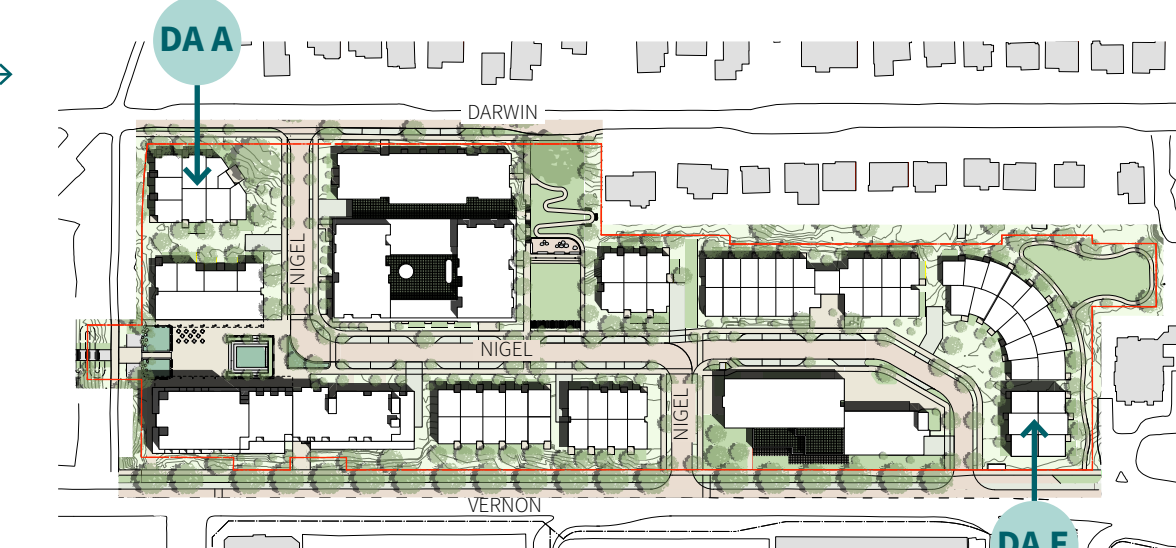← Potential Building Entrance
▯▯▯ Desired Crosswalk
● Bus Stop (existing)
▶ Residential Unit Entrances
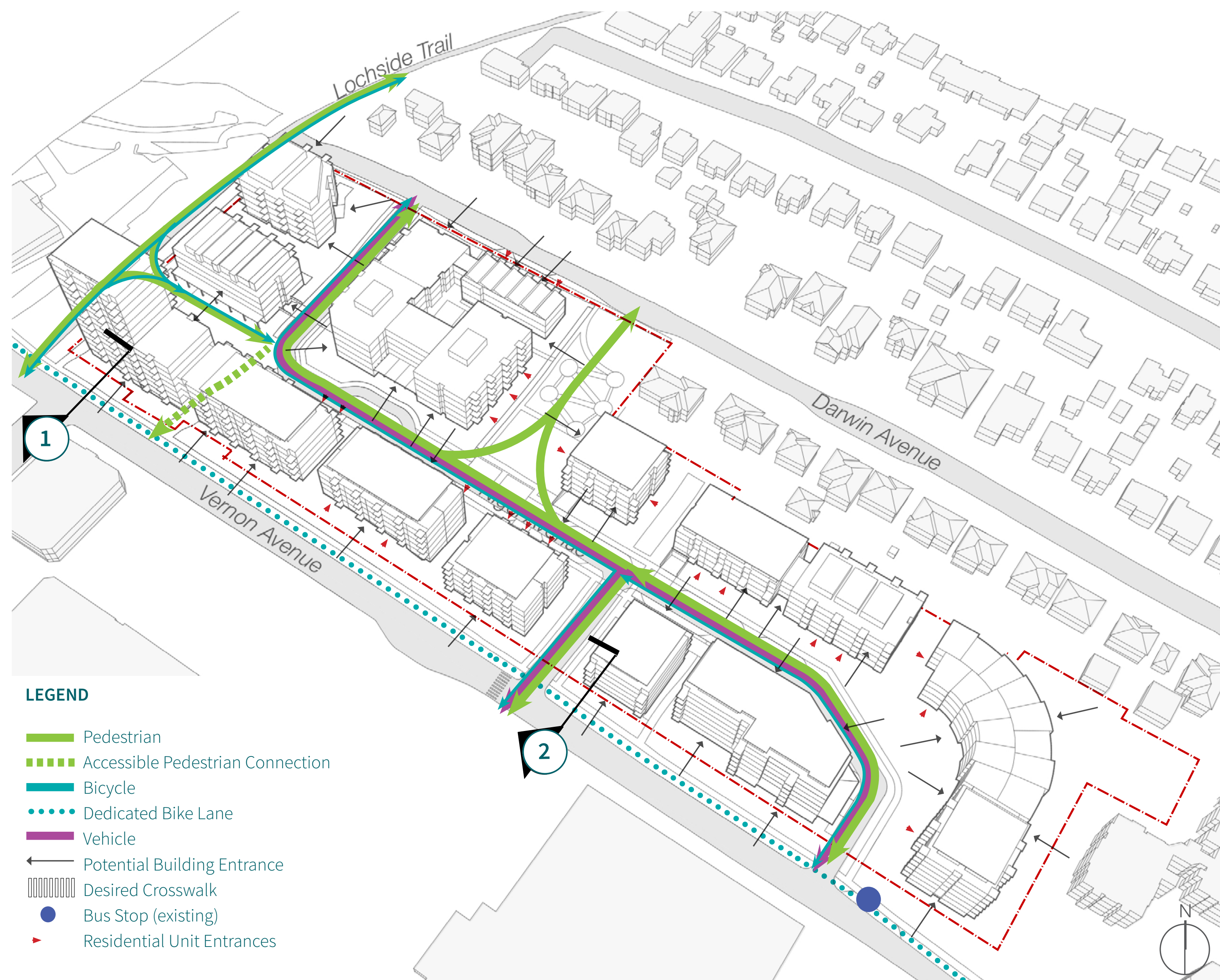
Vernon Avenue Redesign

Lane Closure and Public Realm Improvements

+/- 24m right-of-way

Typical Property Line Location for Vernon Avenue

+/- 9.6m
3 Travel Lanes (one-way)

0.6m 1.8m
Bicycle Lane
Painted bicycle lane buffer

2.5m
Boulevard Rain Garden + Street Trees

2.0m
Sidewalk

varies
Building Frontage (paving/ patios/ rain gardens)

Ravine Way Intersection/ Crossing
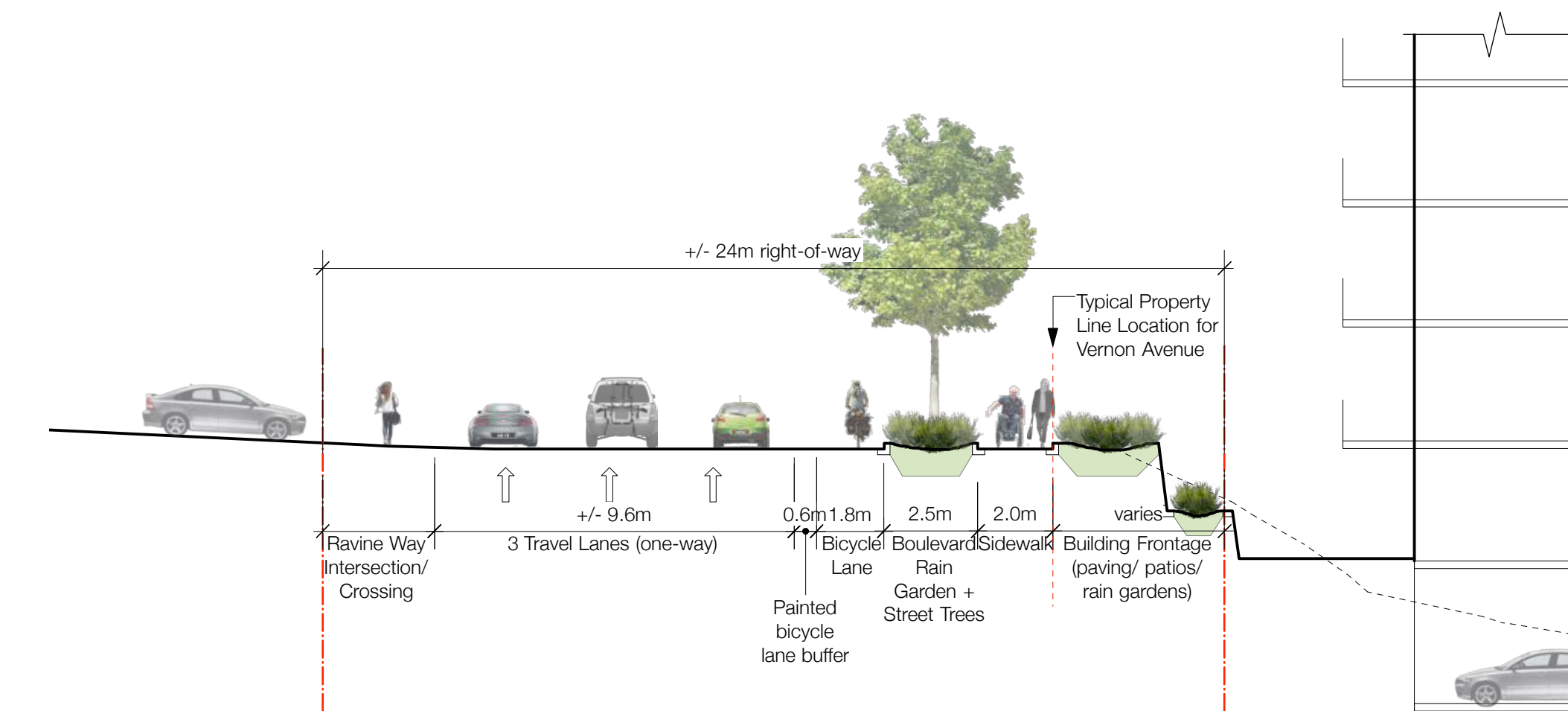
Section ① Vernon Avenue at northwest end of site

+/- 22m right-of-way

1.5m
Existing Sidewalk

9.6m
3 Travel Lanes (one-way)

0.6m 1.8m
Bicycle Lane
Painted bicycle lane buffer

+/- 2.8m
Boulevard Rain Garden + Street Trees

2.0m
Sidewalk
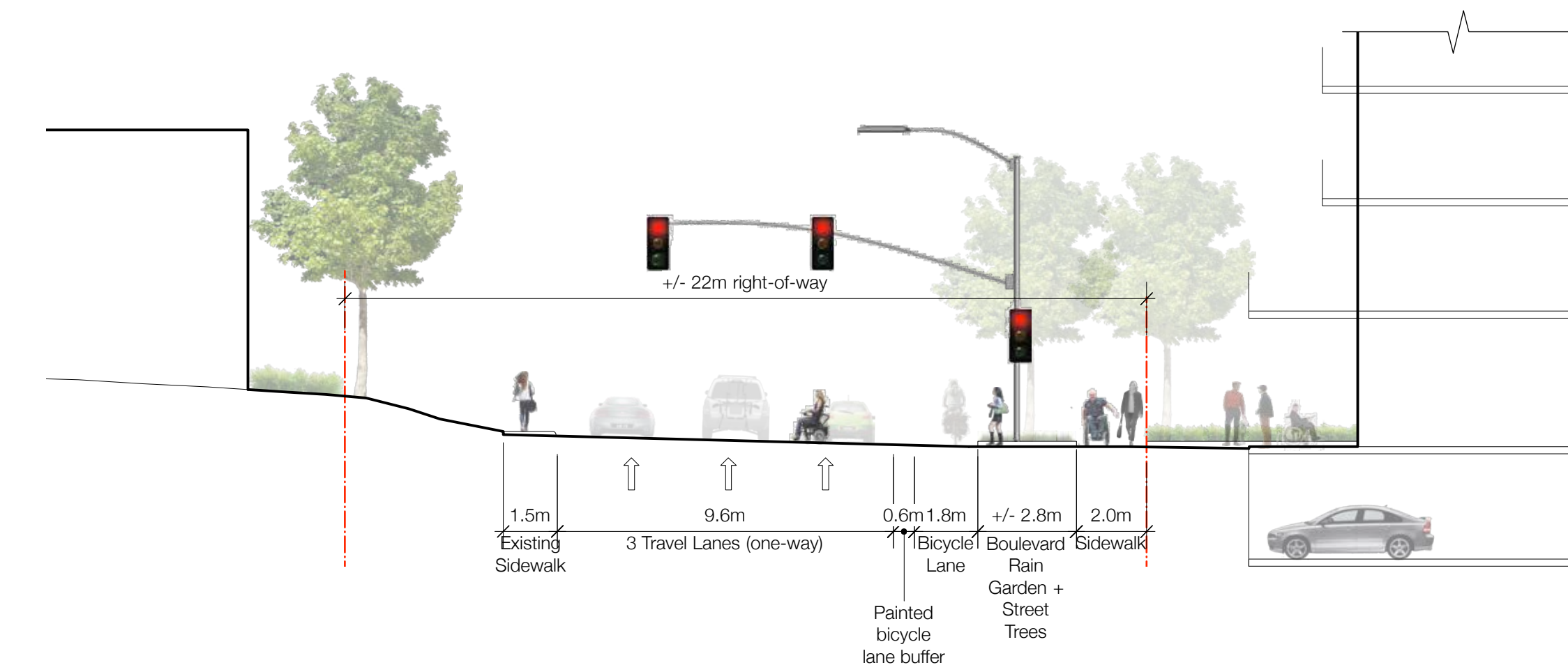
Section ② Vernon Avenue at crosswalk

Precedent Photographs

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 accomodated along with sidewalks, street parking and street trees.
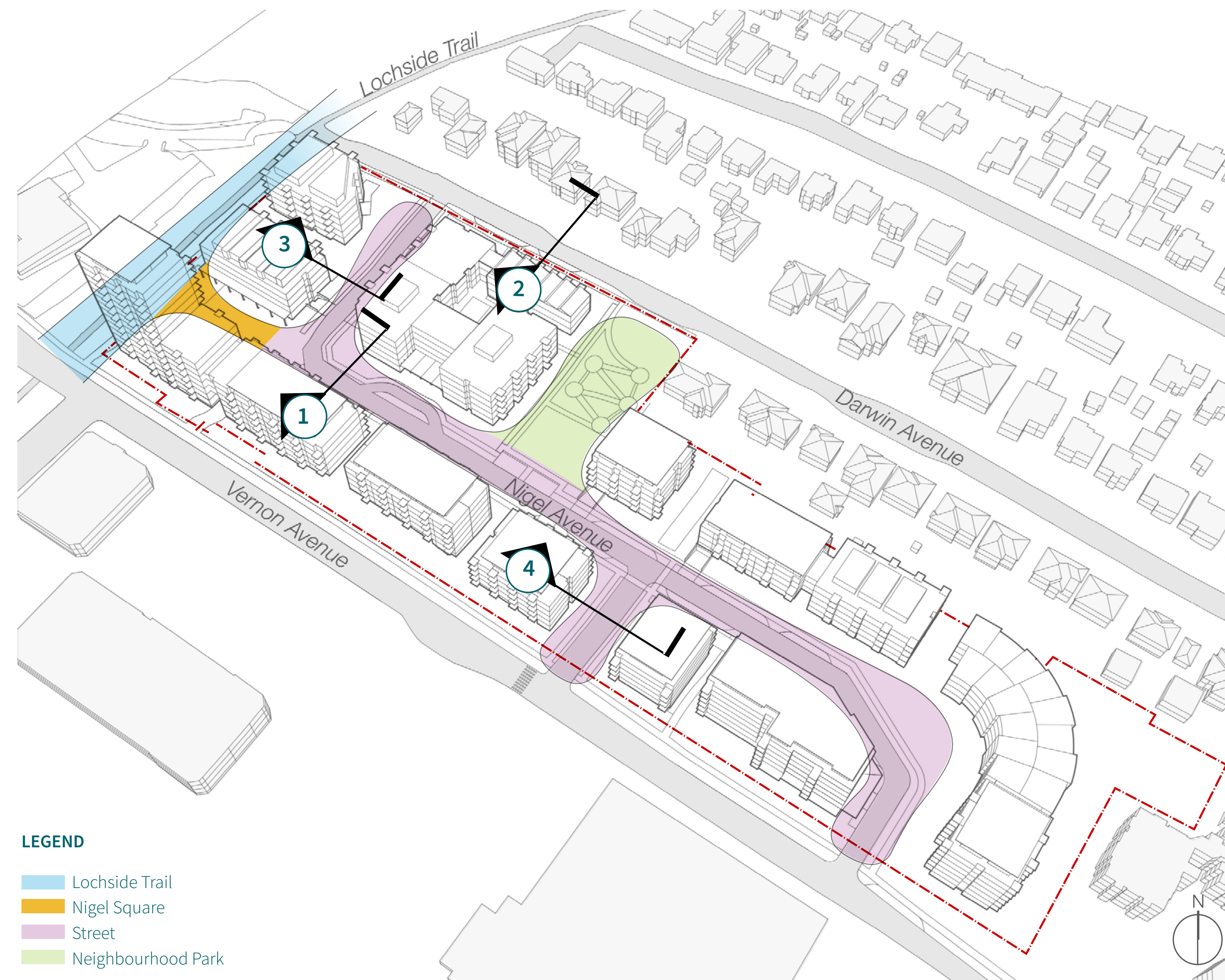
LEGEND

- Lochside Trail
- Nigel Square
- Street
- Neighbourhood Park

Section (1) Nigel Avenue (east/west)

18m Right-of-Way

varies | 1 | 2 | 2.5 | 7 | 2.5 | 2 | 1 | varies
Building Frontage | Buffer | Sidewalk | Parking/ Boulevard | Two-way Travel | Parking/ Boulevard | Sidewalk | Buffer | Building Frontage

Section (2) Darwin Avenue

Darwin Avenue (+/- 20m right-of-way)

Existing single family house (offsite)

+/- 1 | 2 | 2.5 | Varies (existing) | Existing
Buffer | Boulevard | Two-way Travel
Sidewalk
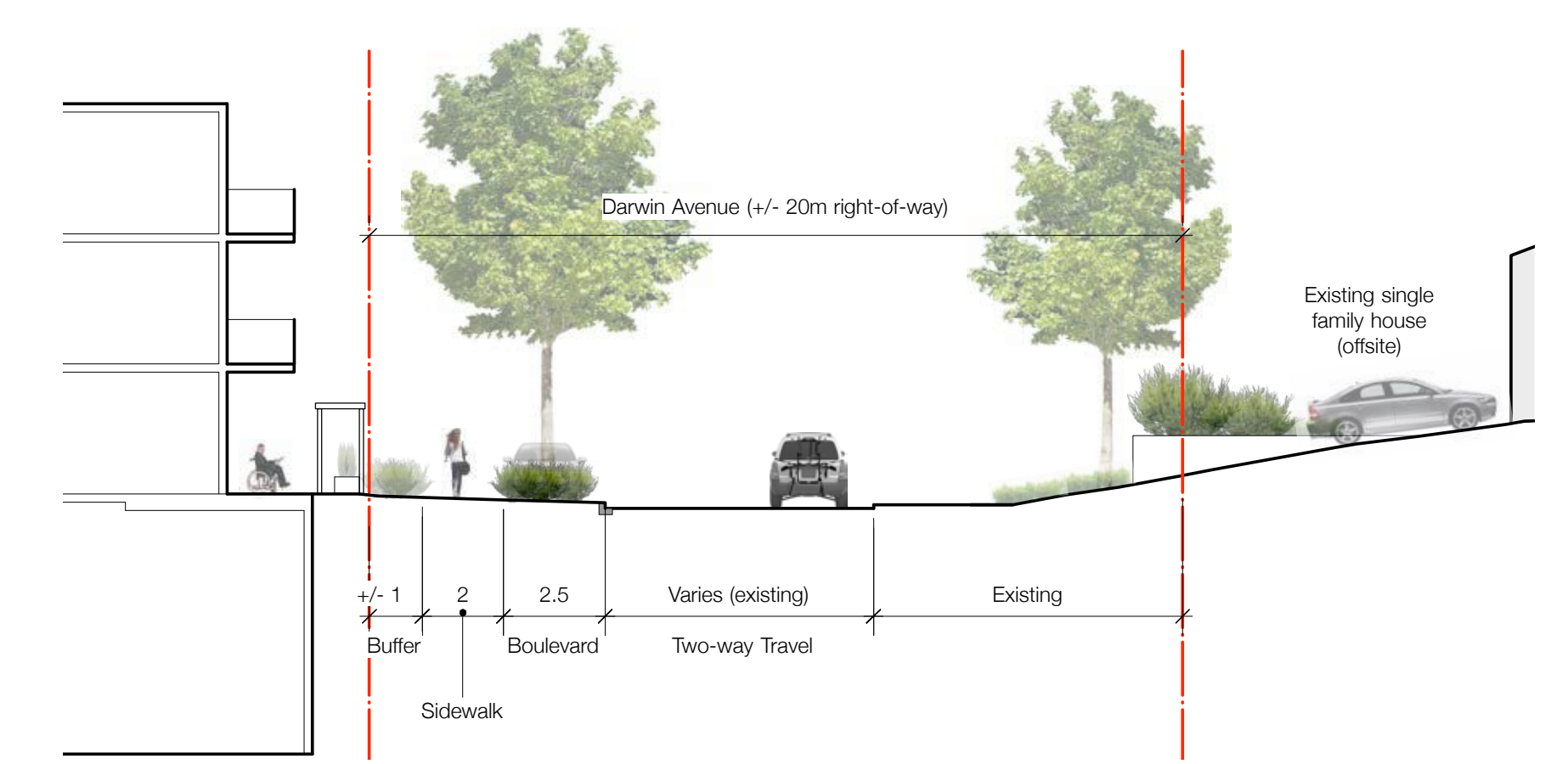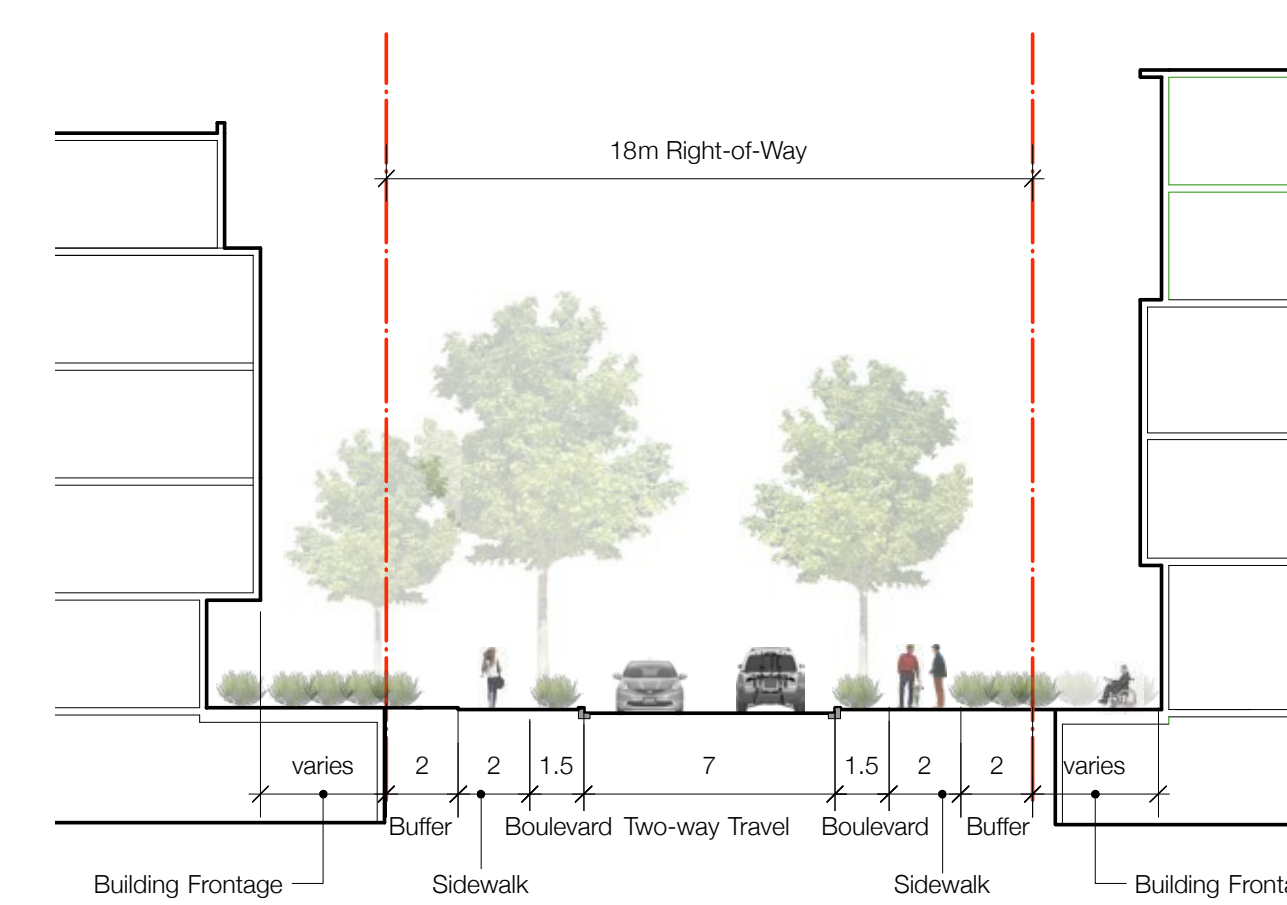
Section (3) Nigel Avenue (north)

18m Right-of-Way

varies | 2 | 2 | 1.5 | 7 | 1.5 | 2 | 2 | varies
Building Frontage | Buffer | Sidewalk | Boulevard | Two-way Travel | Boulevard | Sidewalk | Buffer | Building Frontage

Section (4) Nigel Gate

18m Right-of-Way

varies | 1.25 | 2 | 7.5 | 2.5 | 2.75 | varies
Building Frontage | Buffer | Boulevard | Two-way Travel | Parking/ Boulevard | Sidewalk | Building Frontage
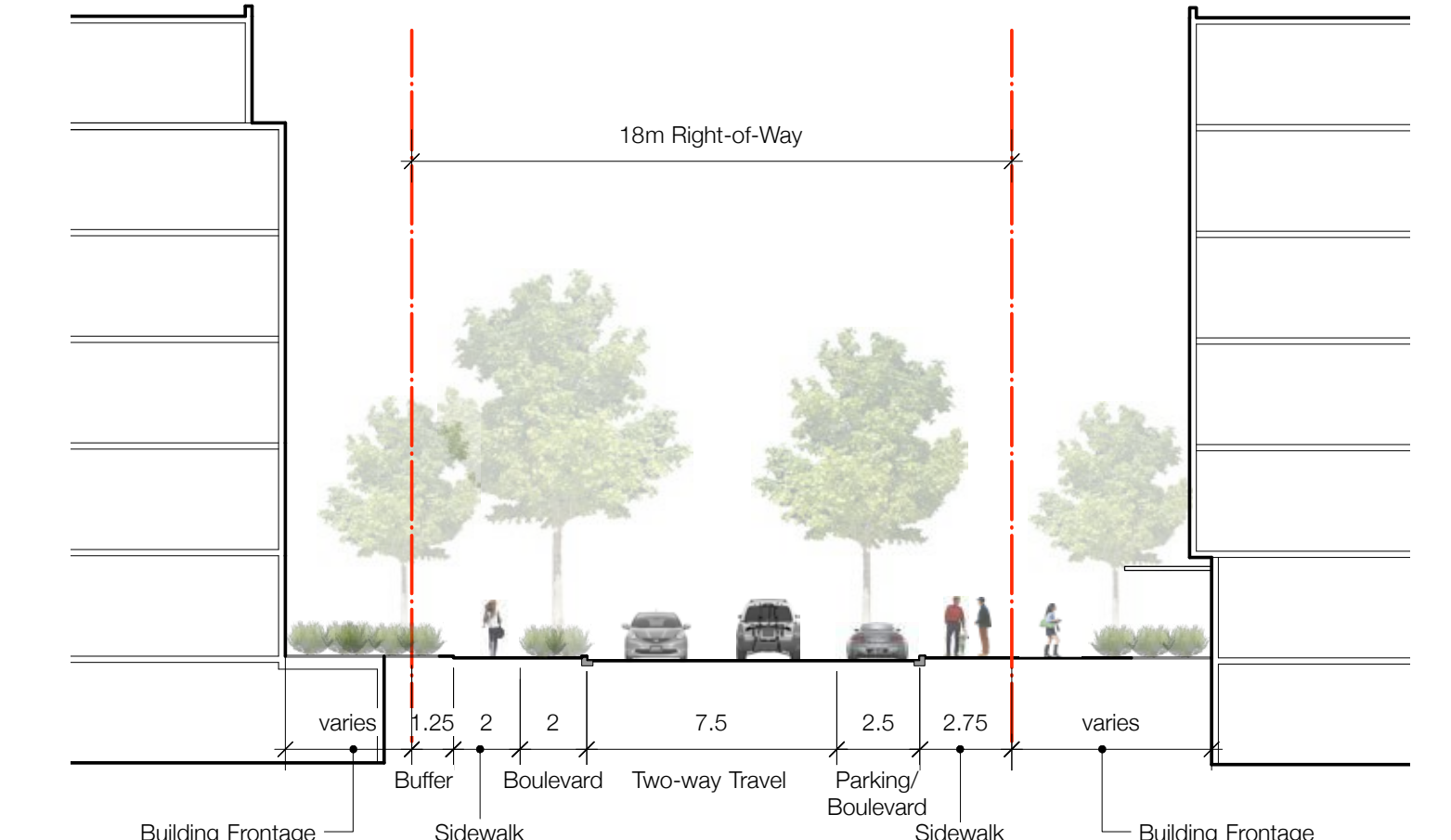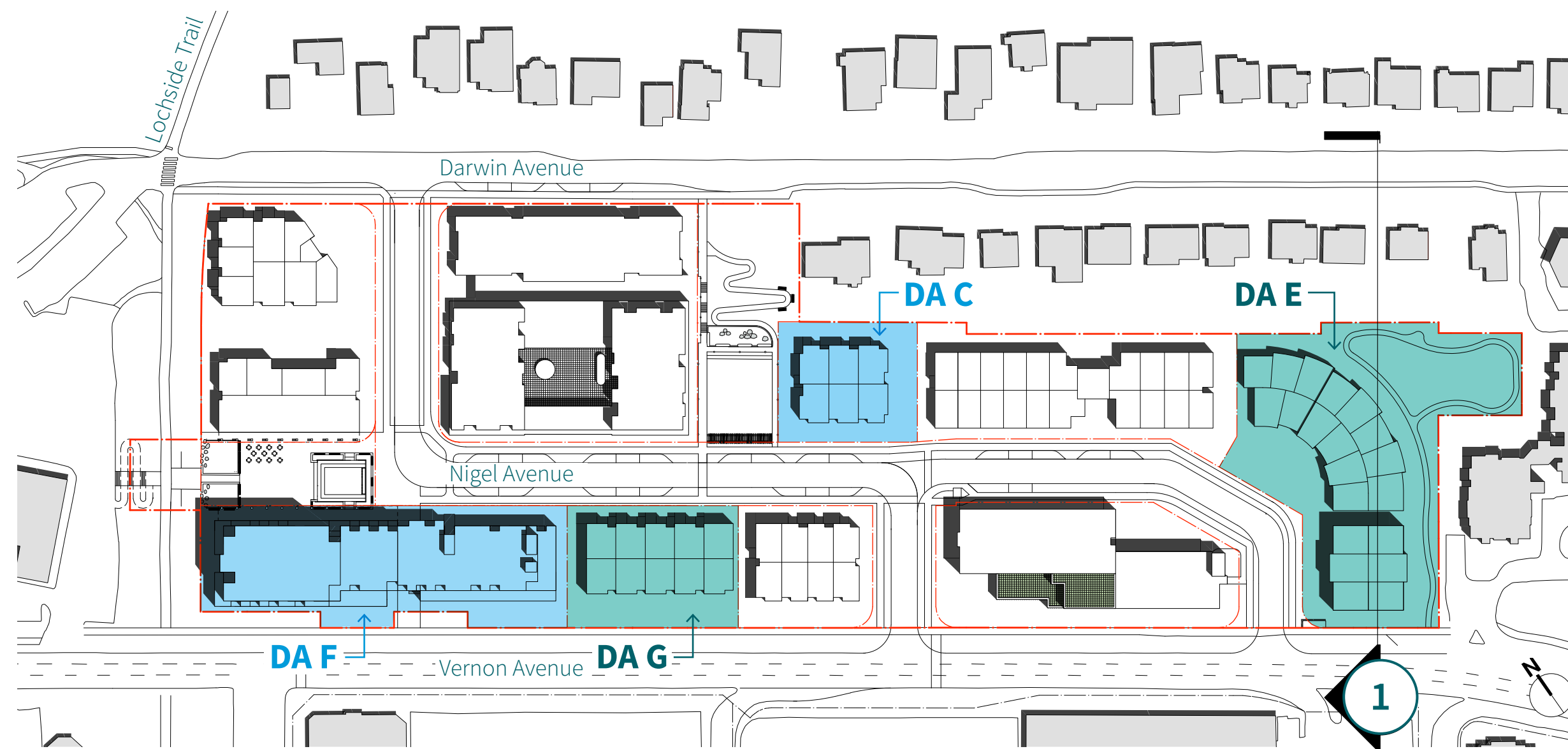
Development Area C, E, F, G

Proposed Development Statistics

Land Owner	BC Housing
Development Area	DA E
Maximum Floor Area (approximate)	10,000m² / 108,000ft²
Number of Residences	up to 135
Maximum Height	5 to 8 storeys
Development Area	DA G
Maximum Floor Area (approximate)	4,600m² / 49,087ft²
Number of Residences	up to 100
Maximum Height	6 storeys

Land Owner	Market
Development Area	DA C
Maximum Floor Area (approximate)	2,600m² / 28,000ft²
Number of Residences	up to 34
Maximum Height	5 storeys
Development Area	DA F
Maximum Floor Area (approximate)	15,100m² / 163,000ft²
Number of Residences	up to 204
Maximum Height	6 to 16 storeys

Key Plan

One of the taller buildings on the site is located so as not to overly shade Nigel Square. (massing concept)

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.

Stair and elevator up to Vernon Avenue from Nigel Square.

The 16-storey building should be a visually appealing, landmark building of the highest quality design, given its location within the Saanich Core District and prominence as a gateway to the District to the north.

Section 1
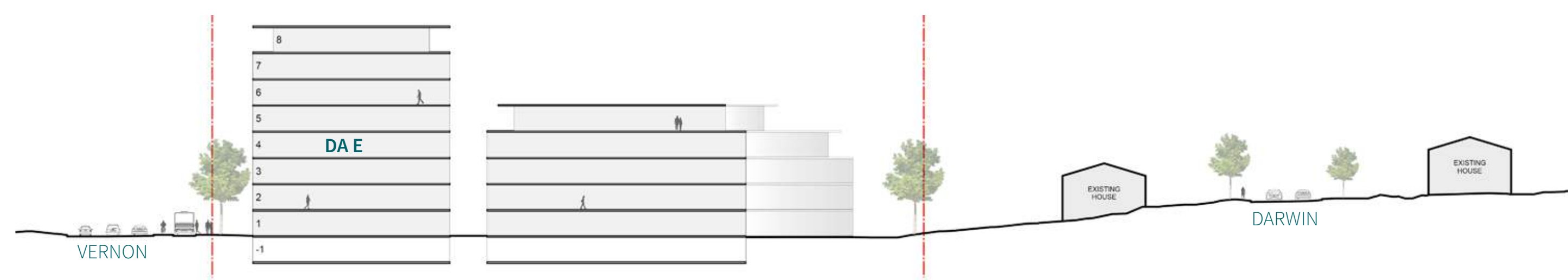
Development Area A and H
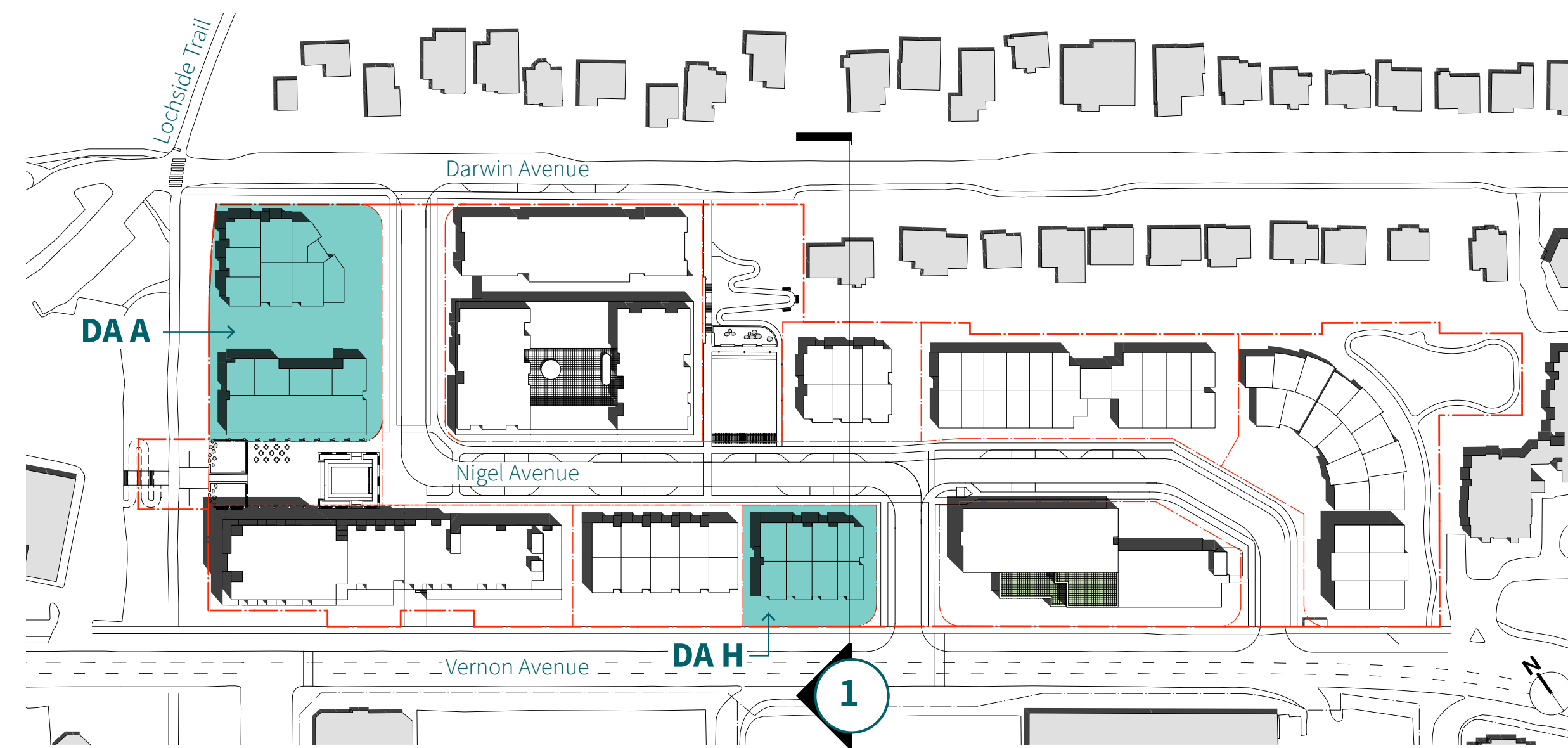
Key Plan

Proposed Development Statistics

Land Owner	ICMH
Development Area	DA A
Maximum Floor Area (approximate)	9,000m^2
	96,000ft^2
Number of Residences	up to 120
Maximum Height	6 storeys
Development Area	DA H
Maximum Floor Area (approximate)	3,100m^2
	34,000ft^2
Number of Residences	up to 50
Maximum Height	6 storeys

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)
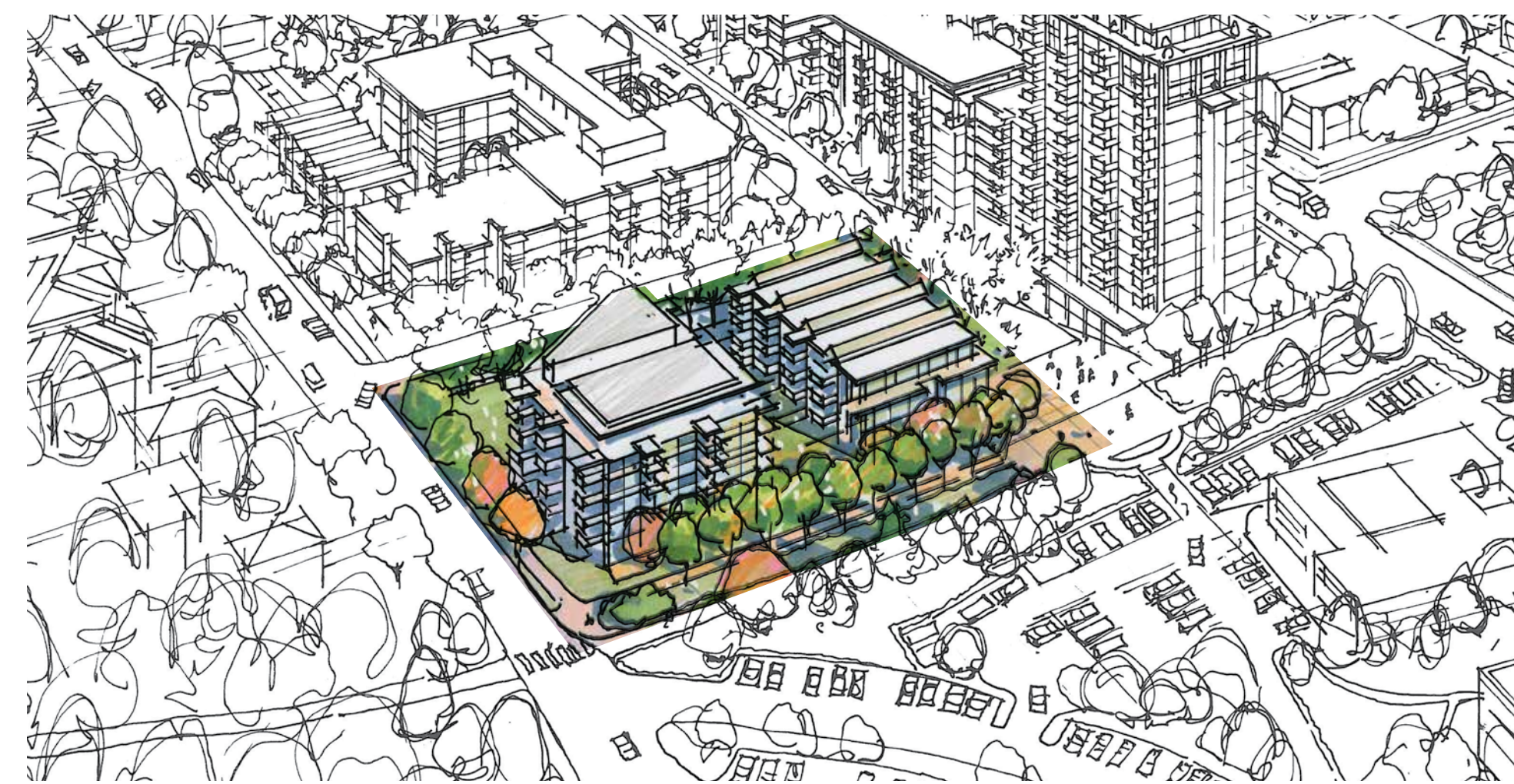
The human scale, texture, open space and building composition and amenity that is intended for the urban design of Nigel Valley.
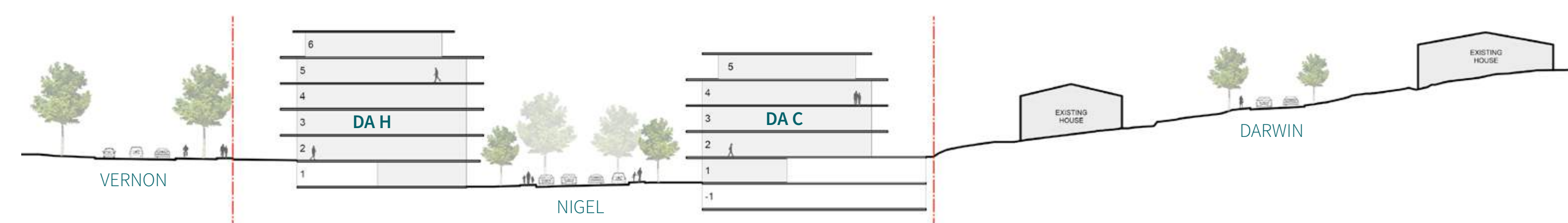
Section 1

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

Development Area B
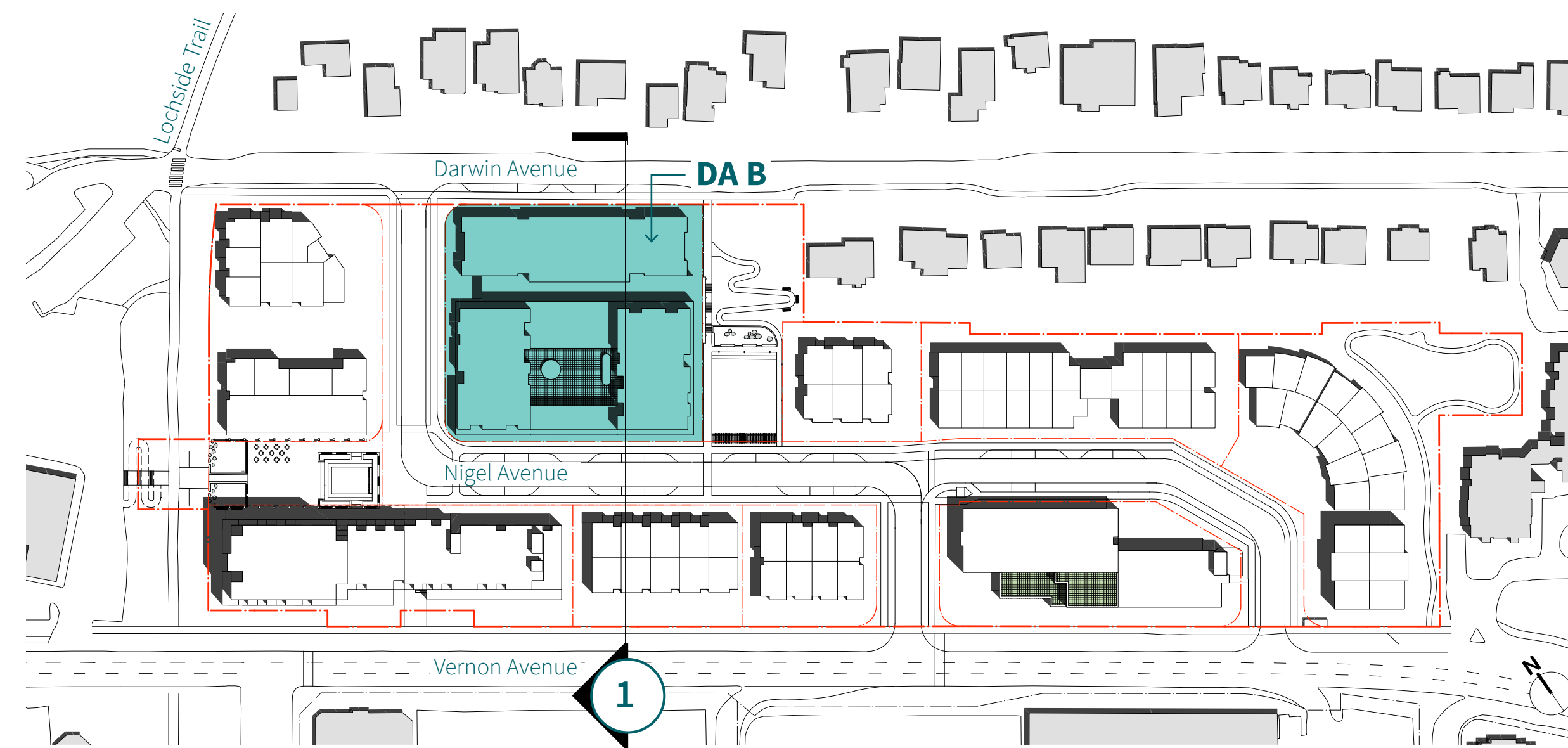
Key Plan

Proposed Development Statistics

Land Owner	Garth Homer
Development Area	DA B
Maximum Floor Area (approximate)	11,700m^2
	126,000ft^2
Number of Residences	up to 90
Maximum Height	3 to 6 storeys

Aerial view looking north. Set into the natural slope, the building shown is 5 stories tall on Nigel Avenue and 3 stories tall on Darwin Avenue. On Level 3 the Garth Homer roof garden and green house walkway are framed by the upper level residential wings. (conceptual design)

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)
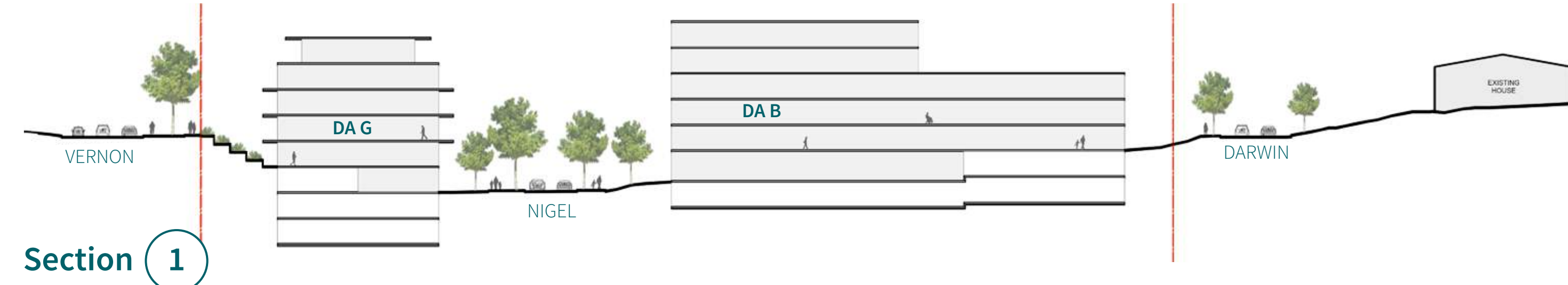
Section 1

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
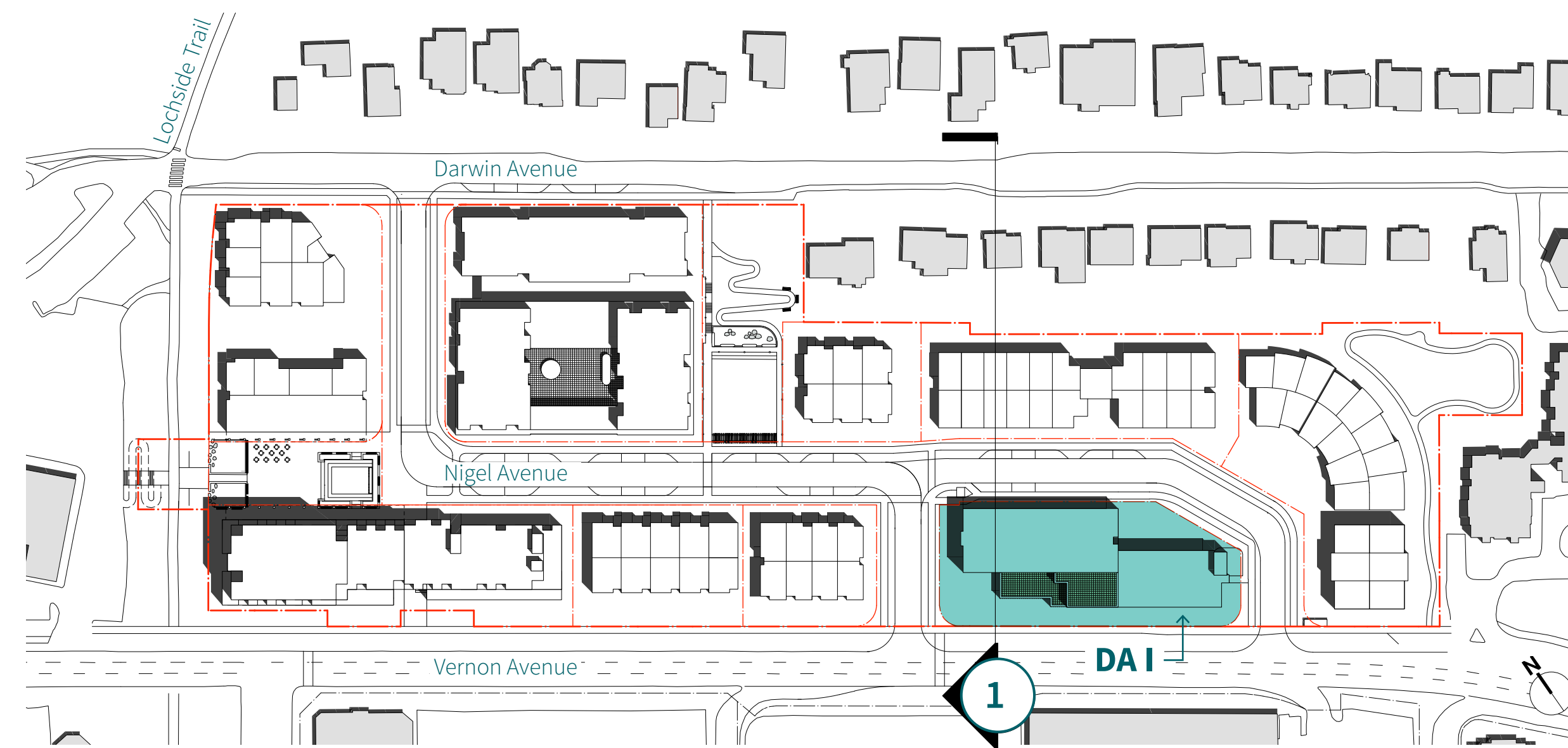
Key Plan

Proposed Development Statistics

Land Owner	Broadmead Care
Development Area	DA I
Maximum Floor Area (approximate)	10,000m²
	108,000ft²
Number of Residences	up to 101
Maximum Height	6 storeys

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

The human scale, texture, open space and building composition and amenity that is intended for the urban design of Nigel Valley.
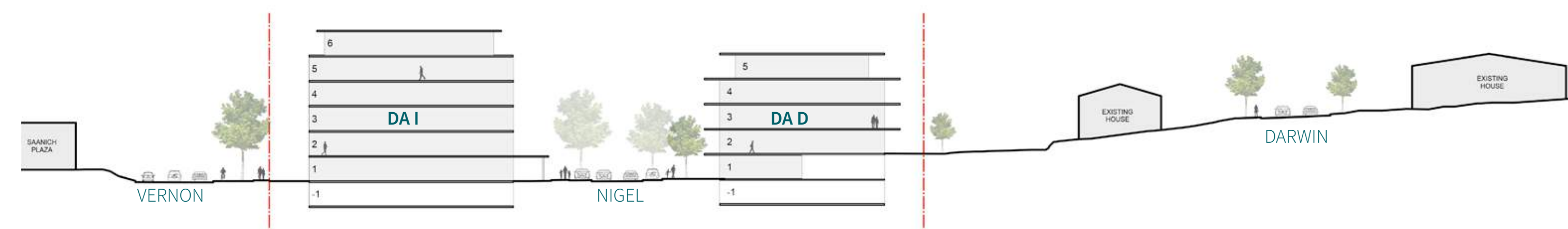
Section 1

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.

Development Area D
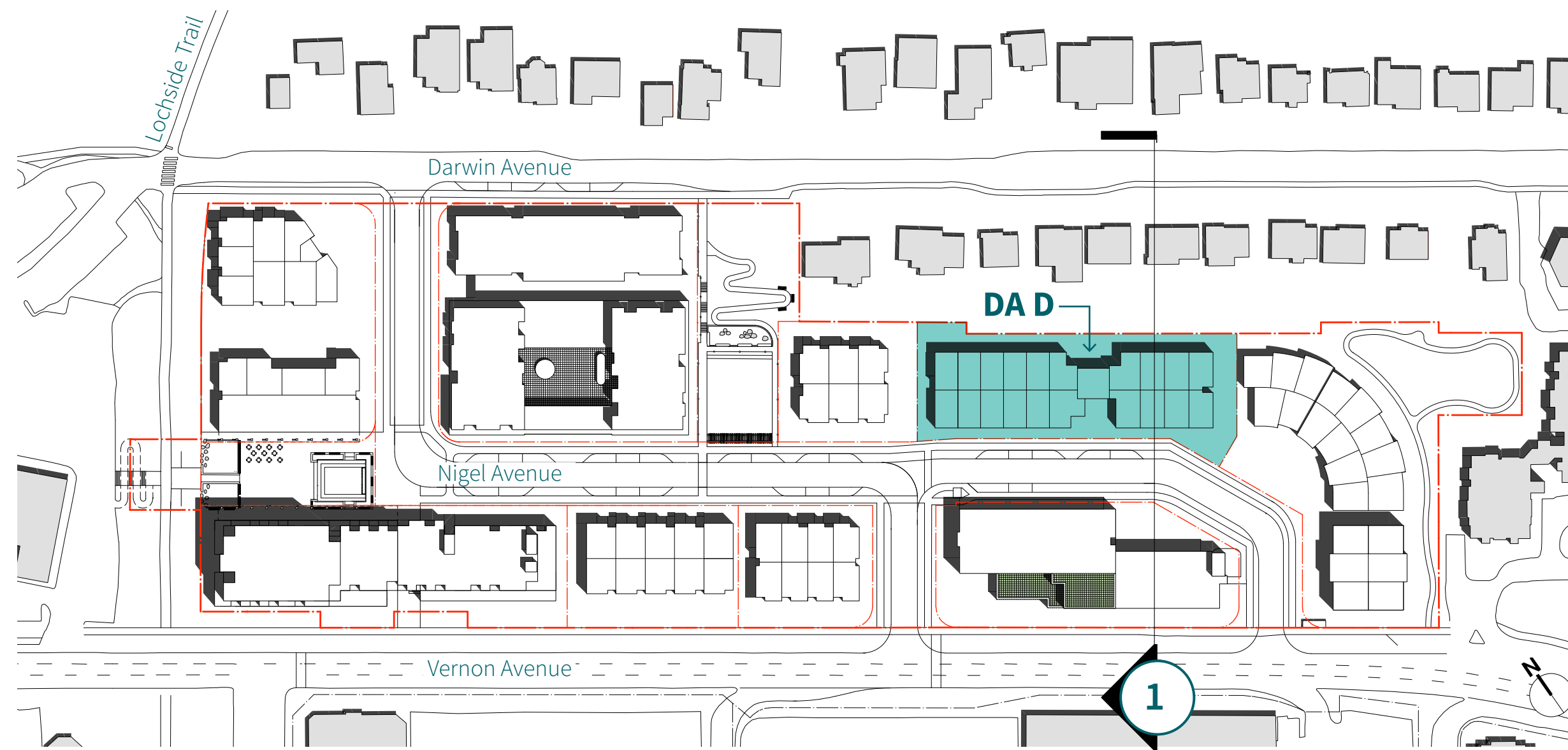
Proposed Development Statistics

Land Owner	GVHS
Development Area	DA D
Maximum Floor Area (approximate)	6,200m²
	67,000ft²
Number of Residences	up to 85
Maximum Height	5 storeys

Key Plan

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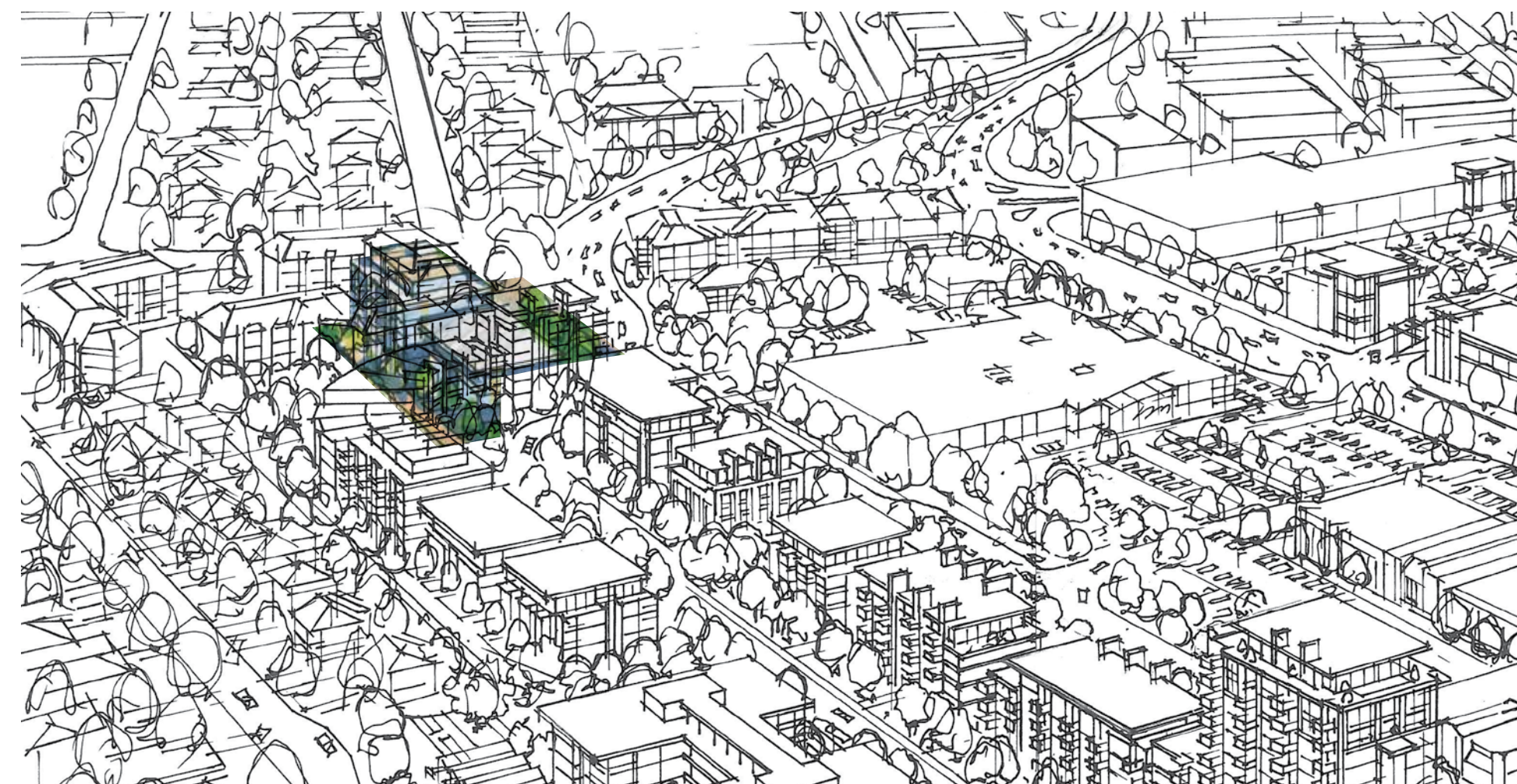
The human scale, texture, open space and building composition and amenity that is intended for the urban design of Nigel Valley.

Section 1

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.

Conceptual Design for Nigel Park
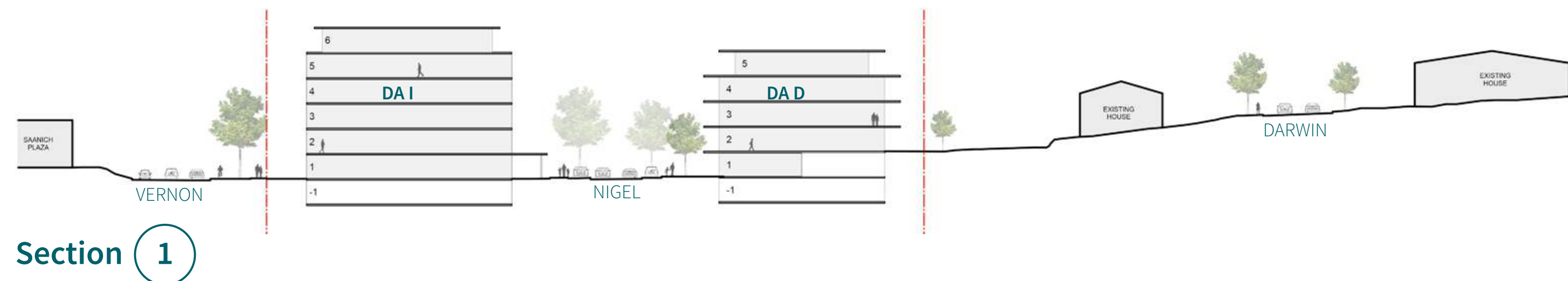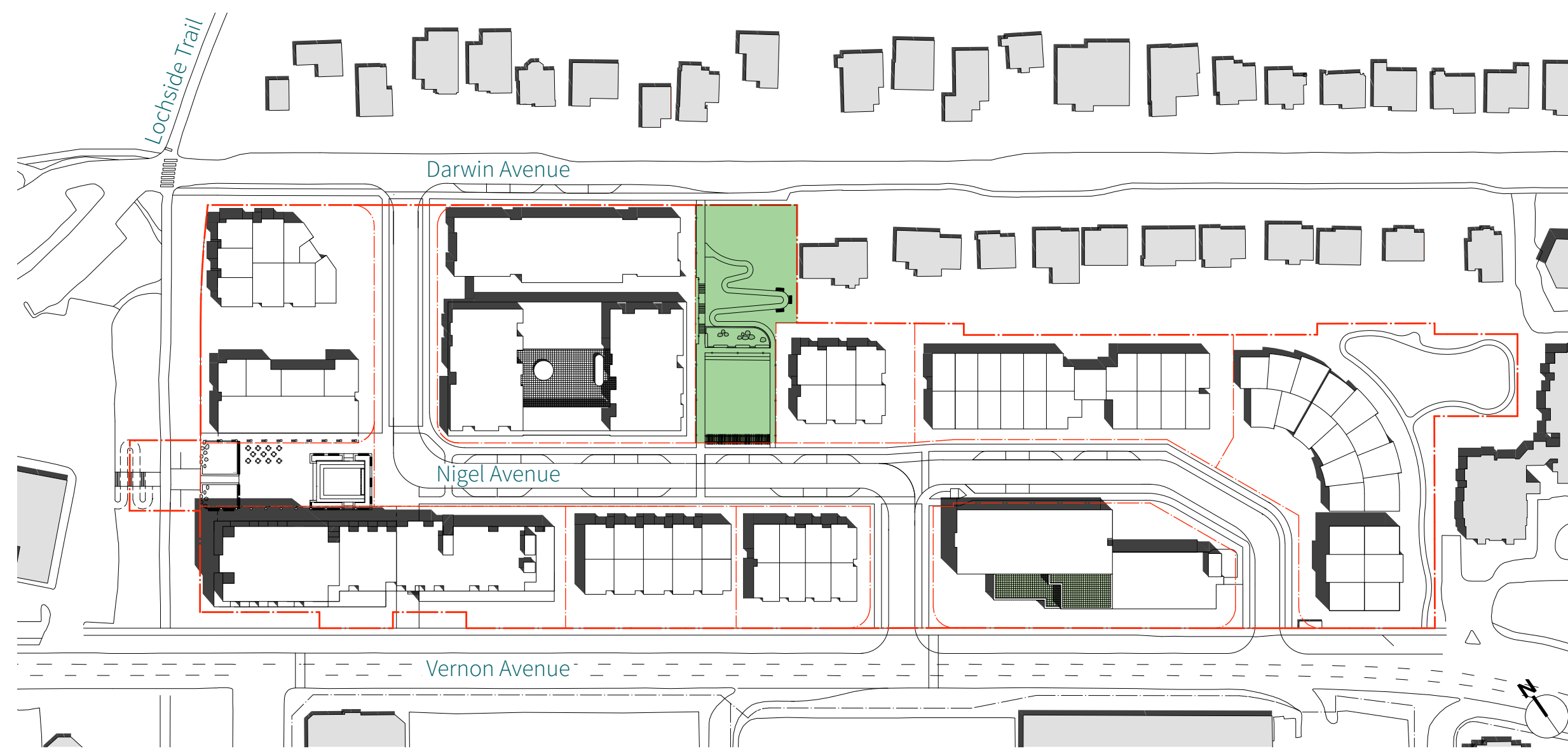
Key Plan

Precedent Photo

Naturalized play area, Central Middle School, Victoria, BC

Section A - Neighbourhood Park

Darwin Ave | Retained Garry Oak, Lawn Open Space | Path | Sloped Lawn with Accessible Path | Central Lawn Flexible Open Space | Natural Play & Terraced Seating | Arbour | Parking

Nigel Park Concept Plan

DARWIN AVENUE

Rough grass and/or meadow restoration area.

602

Existing Garry oak tree # 602 to be retained.

603 — Garry Oak #603 to be retained.

Garbage and recycling containers

2.5 m path to allow maintenance vehicle access from Darwin Avenue

Accessible Path through park

Shrub screen along shared property line with single family residential

Seating node. 3 - Benches, 1.8 m length with backrest.

Stairs

Informal grassed slope

Proposed single row large deciduous canopy tree along eastern and western park edge

Seating steps and/or terraced seating edge. Seating for approx. 35-40 people.

Naturalized play area

2.5 m path to allow maintenance vehicle access from Nigel Avenue

Formal grassed open space

Garry Oak #604 to be protected through the construction phase. If site conditions not suitable for protection and retention, this small caliper tree will be relocated or replaced, as per District of Saanich Tree Replacement Bylaw requirements.

Landscape Lighting

604

Accessible Green Space

Steel arbour with vines, integrated lighting, and stone masonry seating edge facing the grass common. Seating for up to 14 people.

PARKING

NIGEL AVENUE

Murdoch de Greeff INC
Landscape Planning & Design
200 - 524 Culduthel Road
Victoria, BC V8Z 1G1
Phone: 250.412.2891
Fax: 250.412.2892

(conceptual illustration)
Please note that this is an illustrative drawing that does not, except for graphic clarity, depict final architectural or landscape designs

Blanshard Street

Nigel Avenue

Ravine Way

Darwin Avenue

Vernon Avenue

Lochside Trail

Illustration by Calum Srigley

N

Darwin Avenue

E (6st)

(3st)

11

11

E (6st)

A (6st)

F (5st)

D (5st)

C (5st)

2

3

8

1

Nigel Avenue

Nigel Avenue

F (16st)

(6st)

C (6st)

E (6st)

Nigel Gate

B (6st)

2

C (8st)

10

9

4

6

Vernon Avenue

5

7

scale in metres
0 5 10 15 20 25 M

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 Ave.
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

Note:
1. This plan is indicative only. Property boundaries are subject to agreements among the land owners and confirmation by survey.
2. Public rights-of-way, parks and pathways are subject to agreements between land owners and the District of Saanich.
3. Building shapes are indicative only and do not reflect actual future built form.
4. Each property will be subject to separate programming, architectural design and servicing, as well as development and building permit processes.
5. All illustrated development scenarios are based on preliminary programming of use, floor area and height provided by the property owners.
6. Utilities are intended to be located underground and are subject to engineering design and municipal permitting.

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

Landscape Plan

Rough grass area

Existing Garry Oak #601 to be retained.

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

Rain Gardens

Existing Garry Oak #602 to be retained.

Rough grass area

Accessible path through park

Existing Garry Oak #603, to retained.

Open/Formal grass common

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

Accessible green space

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

Onstreet parking

Extensive street tree planting throughout site

Underground parking access (shared)

Ground level patios

Proposed gravel bike parking areas

Proposed future twinning of Lochside Trail

2 m rough grass maintenance edge

Potential future pathway to Saanich Municipal Hall

Plant native plants along disturbed edges, to match existing.

DARWIN AVENUE

DARWIN LANE

NIGEL AVENUE

NIGEL GATE

VERNON AVENUE

8m

15m

Pedestrian access to Vernon Ave from square

Small canopy street trees

New light Crosswalk

Existing bus stop

Handi-dart shuttle drop-off

Large canopy street trees

0   25   35   45   55   65 m

Murdoch
de Greeff INC
Landscape Planning & Design
200 - 524 Culduthel Road
Victoria, BC V8Z 1G1
Phone: 250.412.2891
Fax: 250.412.2892

Form and character references

Nigel Square

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)

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

Covered Arcade

DARWIN LANE

Rain garden pool with mixed perennial grass and reed planting

Covered Arcade

Planter wall with integrated seating benches

Bike parking

Sediment trap

Seating steps

Bike Parking

Installation of a community bulletin board to be considered, unless one has been provided elsewhere.

Radial sawcut control joint

Light sandblast finish

Heavy sandblast finish

Culvert connecting rain garden cells

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

B

B'

Murdoch de Greeff INC
Landscape Planning & Design

200 - 524 Culduthel Road
Victoria, BC V8Z 1G1
Phone: 250.412-2891
Fax: 250.412-2892