Nigel Valley Neighbourhood Plan - Public Open House Presentation, June 16, 2016

1

Swan Lake/
Christmas Hill Sancturary

LOCHSIDE REGIONAL TRAIL

Saanich
Municipal Hall

Island Community
Mental Health

The Garth Homer
Foundation

NIGEL AVE

Broadmead
Care Society

DARWIN AVE

Greater Victoria
Housing Society

BC Housing

Island Community
Mental Health

VERNON AVE

BC Housing

Uptown Mall

BLANSHARD STREET

Saanich
Plaza

NORTH

Nigel Valley Neighbourhood Plan

2

OVERARCHING STAKEHOLDERS

Mount View Colquitz Community Association

Nigel Valley Neighbourhood Plan

DARWIN AVENUE

LOCHSIDE TRAIL

ICMH
Darwin
Apartments

Garth
Homer

Broadmead Care
Nigel House

NIGEL AVENUE

BC Housing
Battin-Fielding

GVHS

BC H.

ICMH
Newbridge

VERNON AVENUE

N

Nigel Valley Neighbourhood Plan

Current Residences:
60 apartments
19 townhomes

Target Residences:
160+ apartments

Nigel Valley Neighbourhood Plan

Current Residences:
63 apartments

Target Residences:
126 apartments

DARWIN AVENUE

LOCHSIDE TRAIL

NIGEL AVENUE

VERNON AVENUE

0   20   40   60 M

Nigel Valley Neighbourhood Plan

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

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

LOCHSIDE TRAIL

NIGEL AVENUE

VERNON AVENUE

0   20   40   60 M

Nigel Valley Neighbourhood Plan
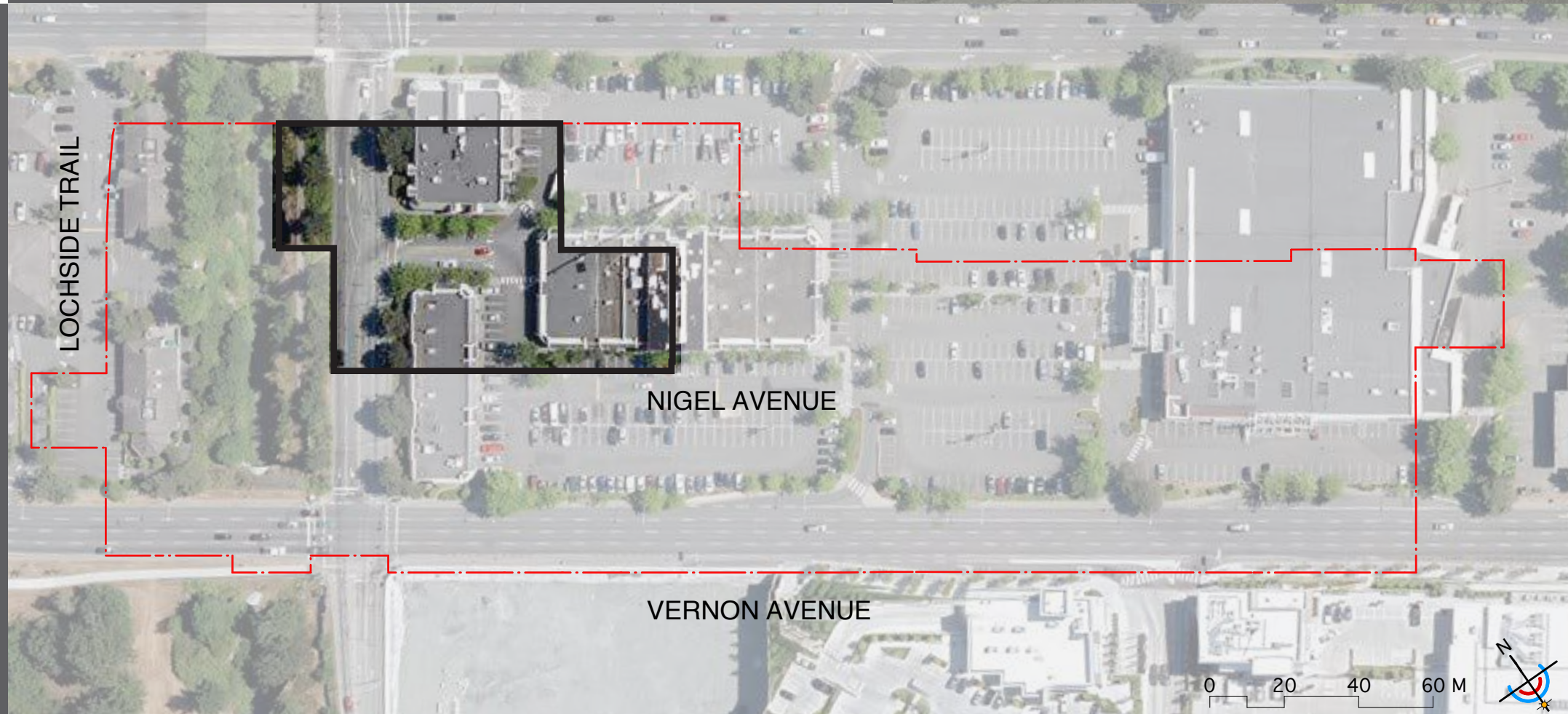
Current Number of Residences:
26

Target Number of Residences:
75

Current Residences:
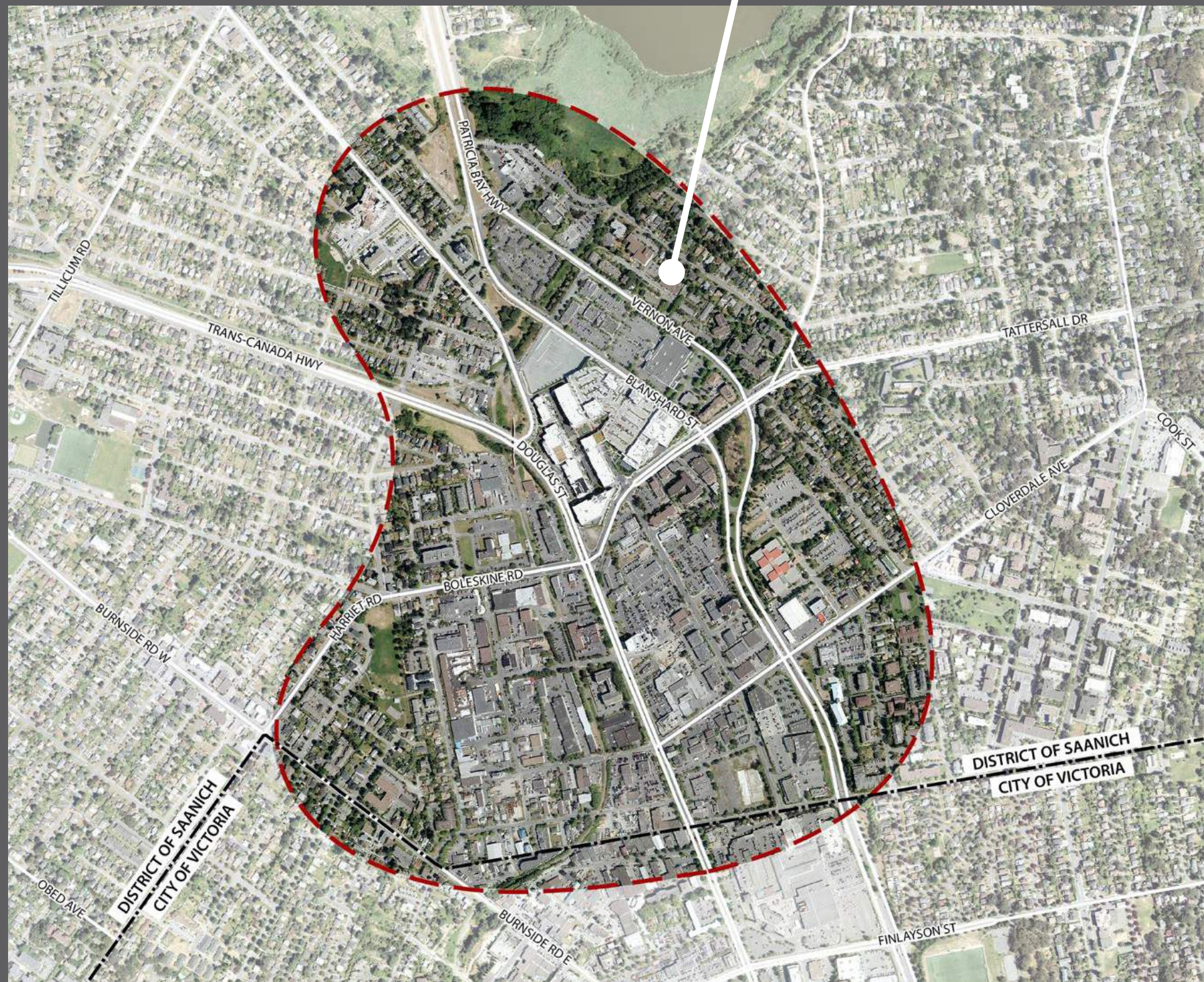18 townhomes

Target Residences:
+60 apartments

DARWIN AVENUE

LOCHSIDE TRAIL

NIGEL AVENUE

VERNON AVENUE

0   20   40   60 M

Nigel Valley Neighbourhood Plan

PLANNING CONTEXT

- Designated 'Major Centre' within OCP

General Land Use Map, Saanich OCP
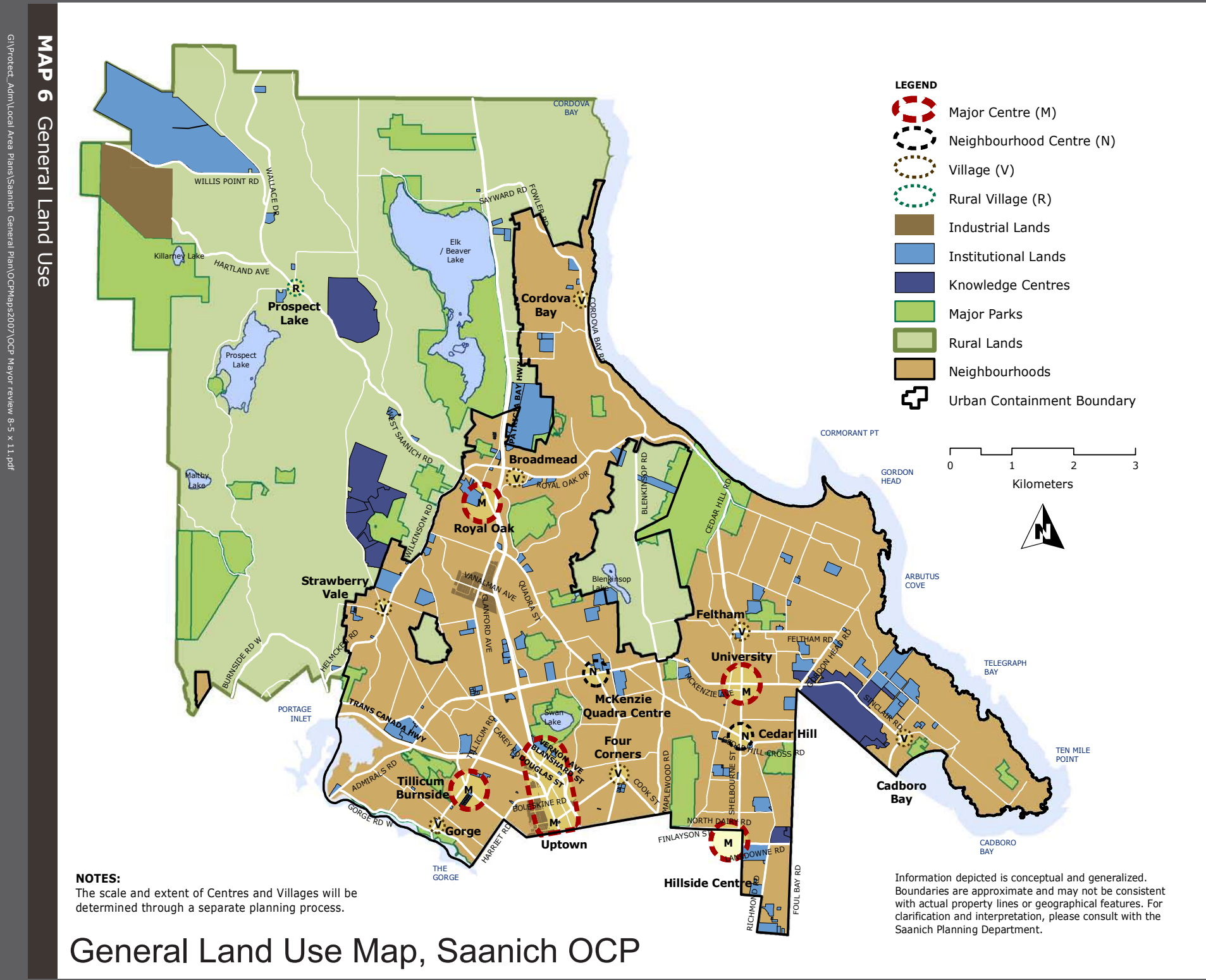
PLANNING CONTEXT

- Within the Uptown-Douglas Corridor Plan Area

Nigel Valley Site

Nigel Valley Neighbourhood Plan

CONSULTANT TEAM

Architect/Urban Design:

D'Ambrosio architecture + urbanism

Planning:

Town Square

Transportation:

Boulevard Transportation

Surveying, Civil Engineering:
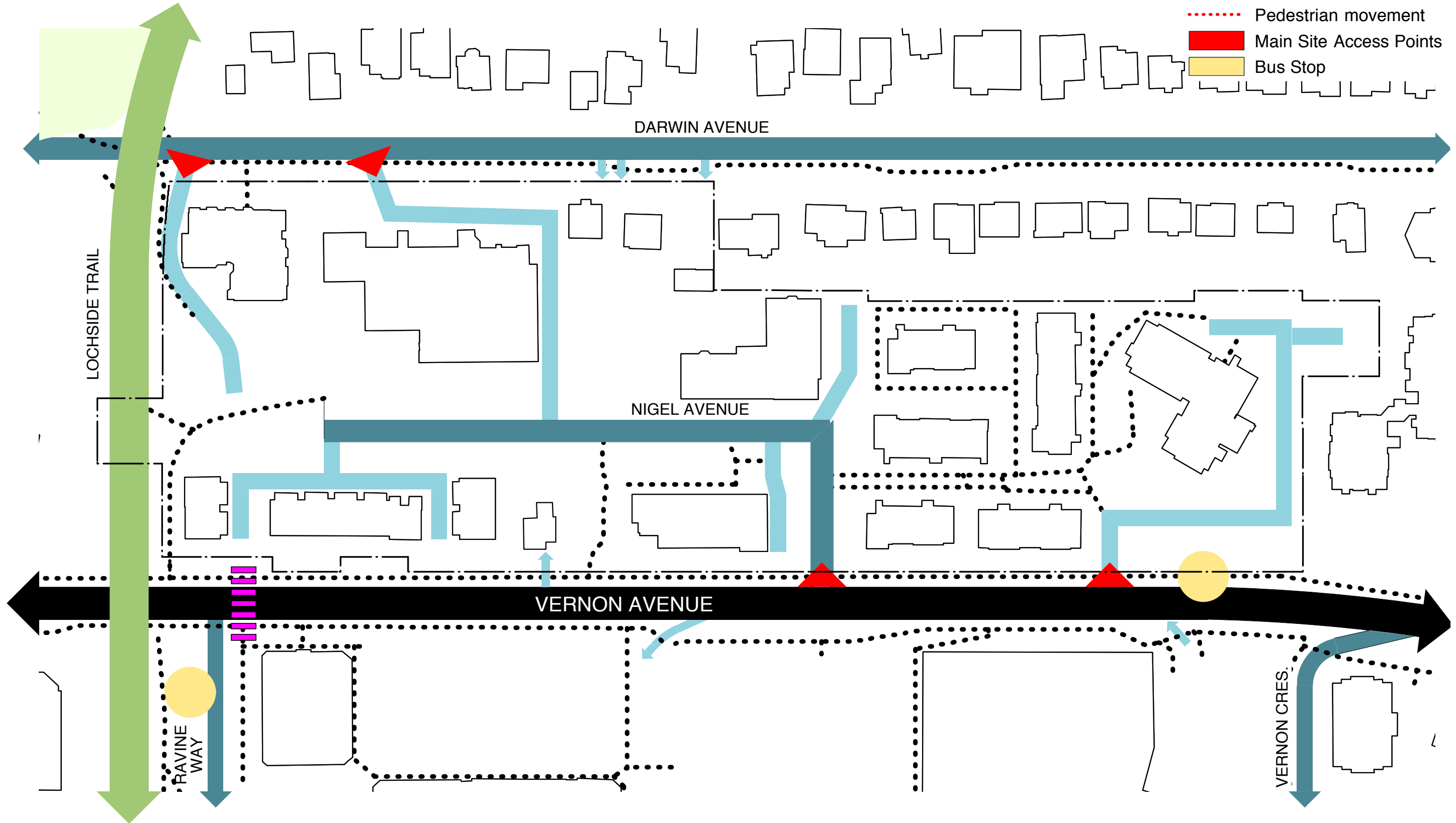
McElhanney

Landscape Architecture:

Murdoch de Greeff Inc.
Landscape Architects

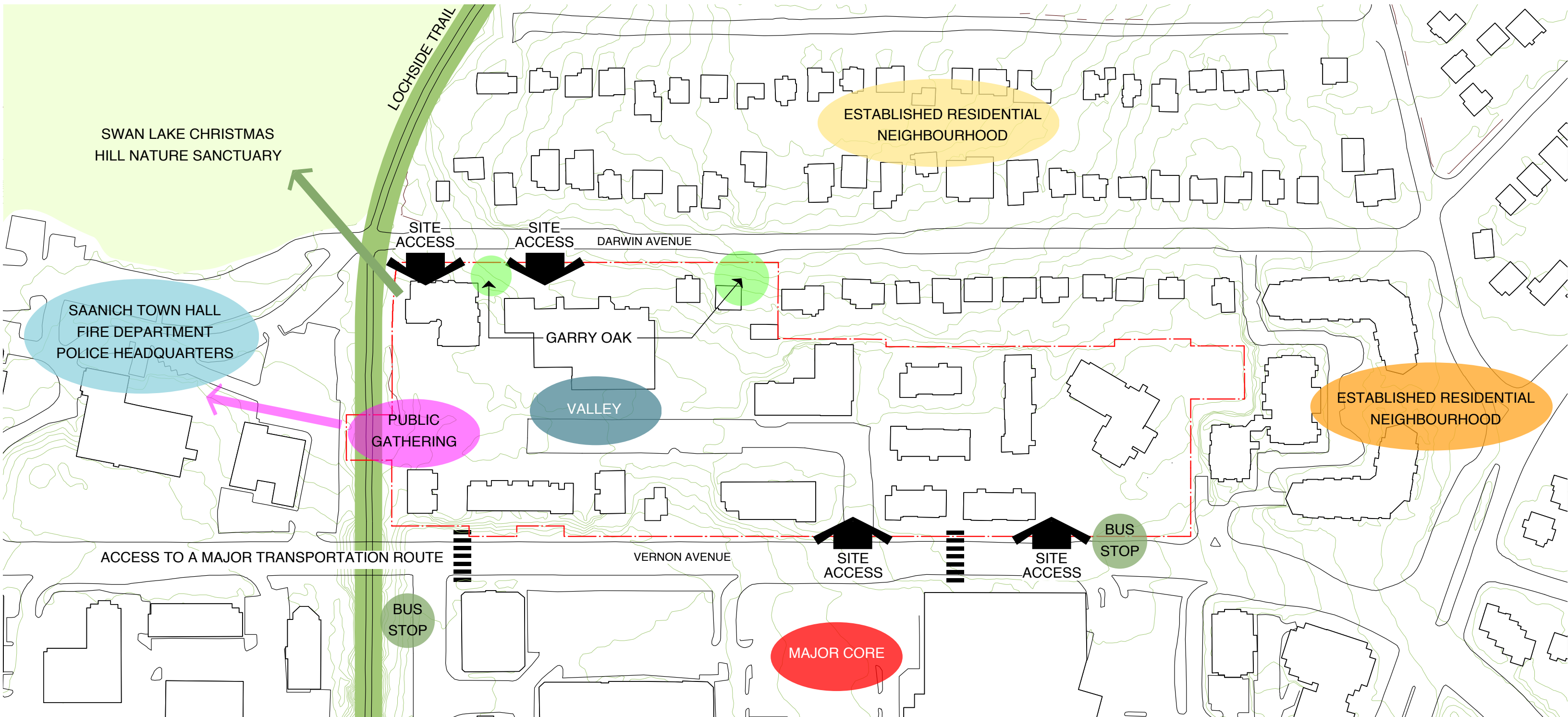**Geotechnical Engineering:**

Ryzuk Geotechnical Engineering
& Materials

SITE ANALYSIS: CIRCULATION

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

LOCHSIDE TRAIL

DARWIN AVENUE

NIGEL AVENUE

VERNON AVENUE

RAVINE WAY

VERNON CRES.

Nigel Valley Neighbourhood Plan

SITE OPPORTUNITIES

• Connection/ Integration

LOCHSIDE TRAIL

SWAN LAKE CHRISTMAS
HILL NATURE SANCTUARY

ESTABLISHED RESIDENTIAL
NEIGHBOURHOOD

SITE
ACCESS

SITE
ACCESS

DARWIN AVENUE

GARRY OAK

SAANICH TOWN HALL
FIRE DEPARTMENT
POLICE HEADQUARTERS

VALLEY

ESTABLISHED RESIDENTIAL
NEIGHBOURHOOD

PUBLIC
GATHERING

BUS
STOP

ACCESS TO A MAJOR TRANSPORTATION ROUTE

VERNON AVENUE

SITE
ACCESS

SITE
ACCESS

BUS
STOP

BUS
STOP

MAJOR CORE

Nigel Valley Neighbourhood Plan

14

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

Nigel Valley Neighbourhood Plan

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

Nigel Valley Neighbourhood Plan

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

Nigel Valley Neighbourhood Plan

Continuum of Housing and Care	Existing	Proposed
Emergency Shelter Housing for the Homeless	Not onsite	Not onsite
Transitional Supportive & Assisted Living	26 residences	95 residences
Independent Social Housing	160 residences	360 residences
Rent Assistance in the Private Market	Not onsite	Not onsite
Private Market Rentals	Not onsite	Potential 195 units
Homeownership	Not onsite	

Nigel Valley Neighbourhood Plan

PRELIMINARY DESIGN CONCEPTS
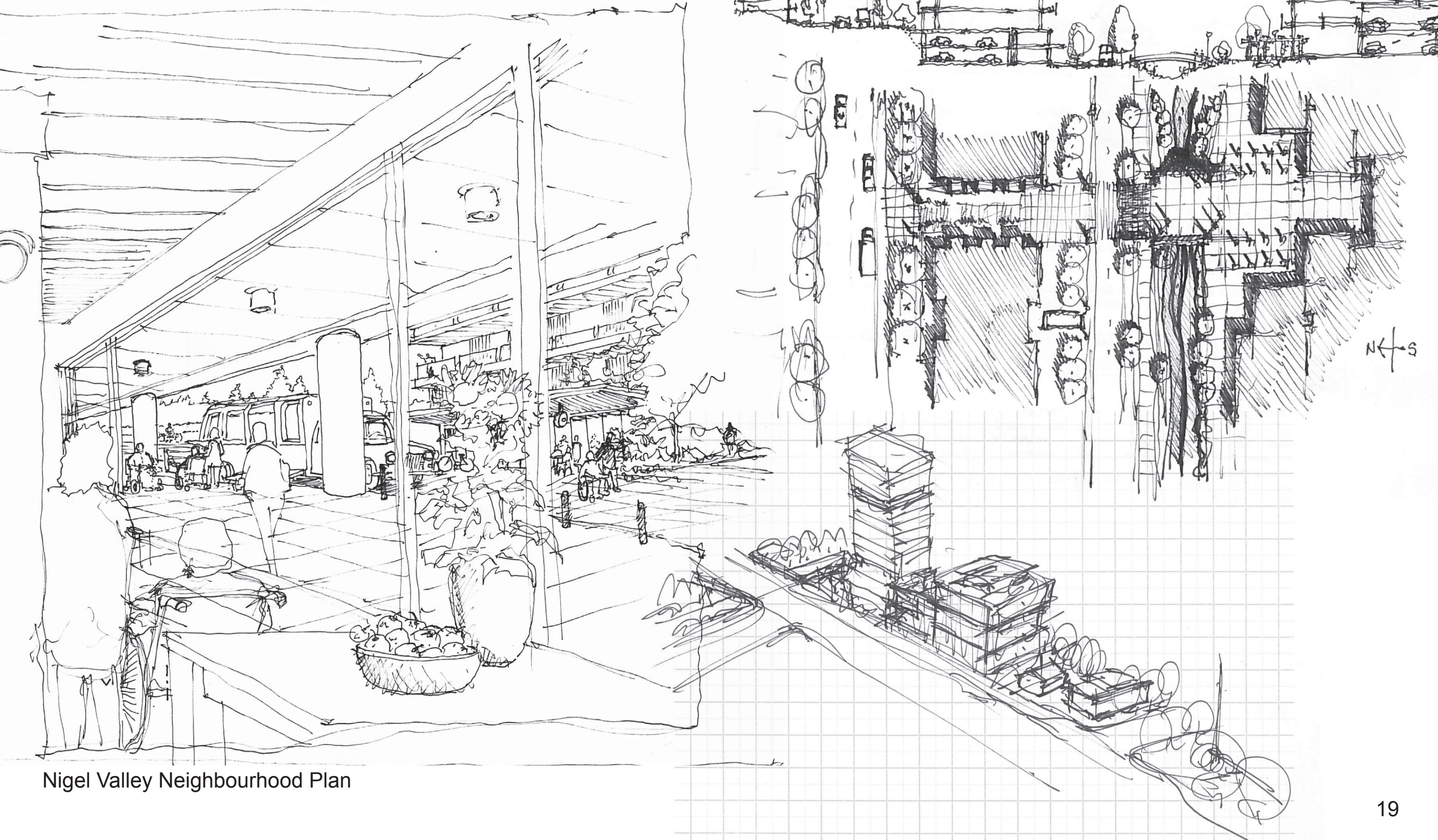
Nigel Valley Neighbourhood Plan
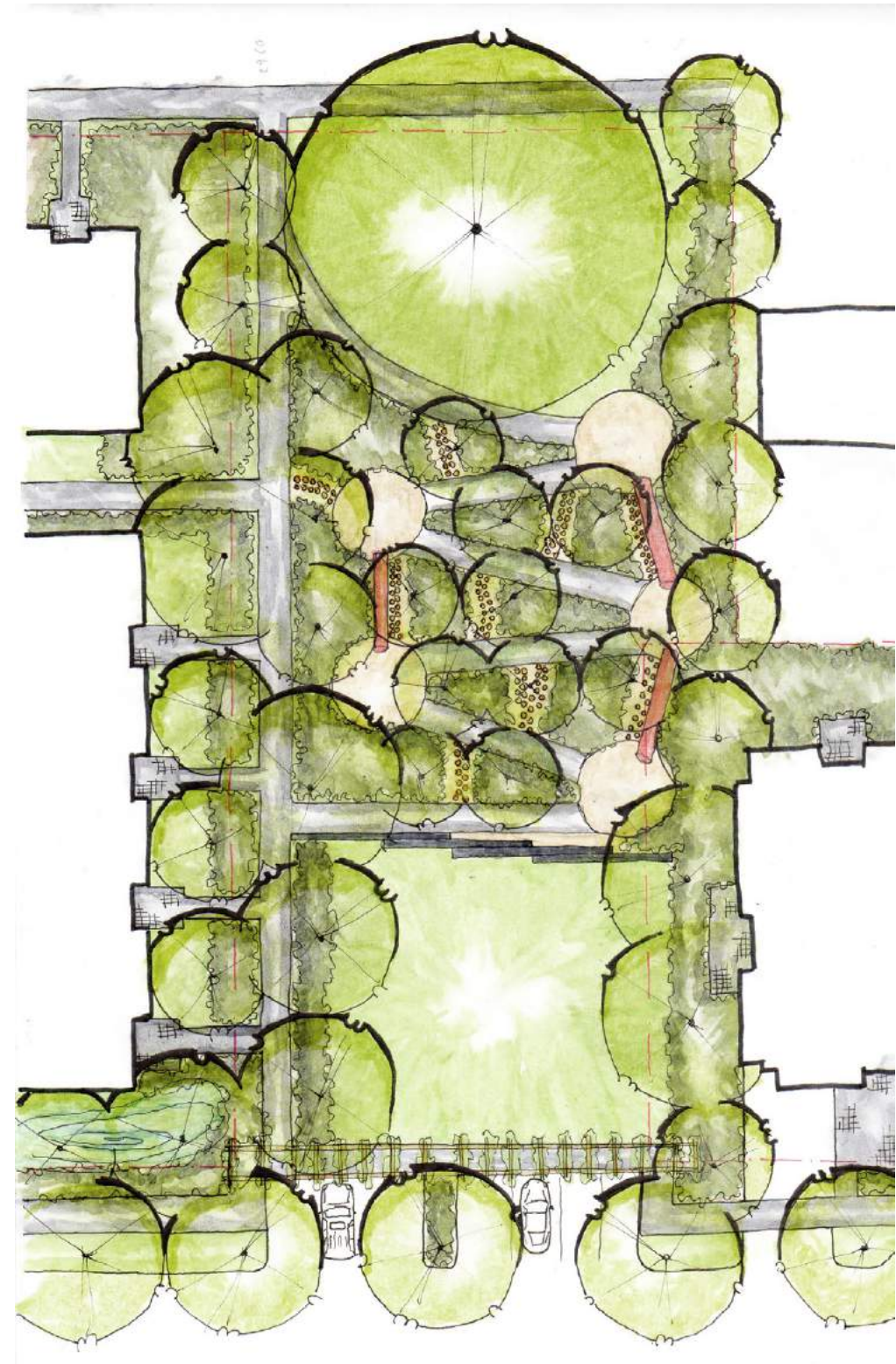
Nigel Valley Neighbourhood Plan

PRELIMINARY PLAN

Nigel Valley Neighbourhood Plan
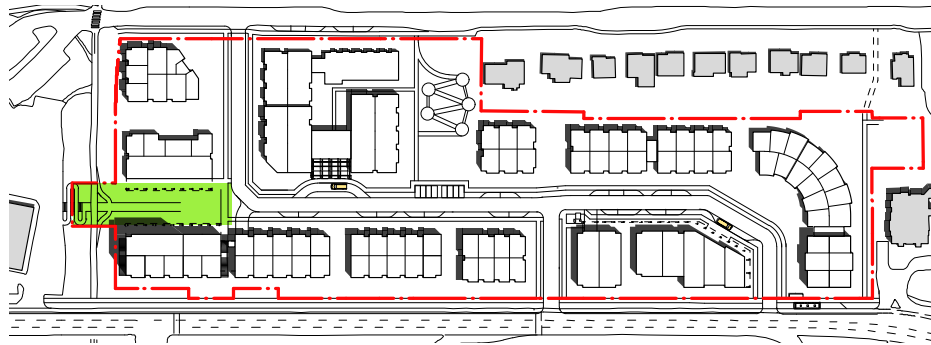
NIGEL SQUARE

Concept Sketch of Square

Nigel Valley Neighbourhood Plan
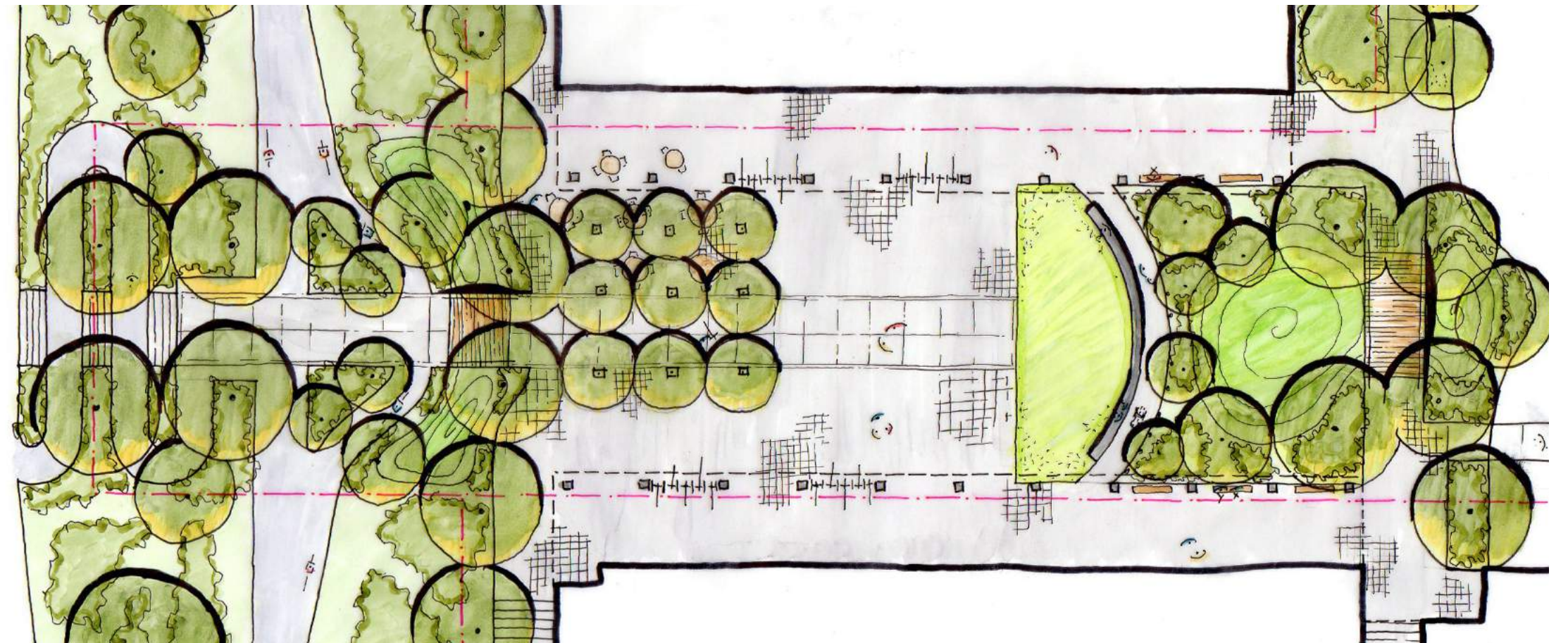
NEIGHBOURHOOD PARK

Concept Sketch
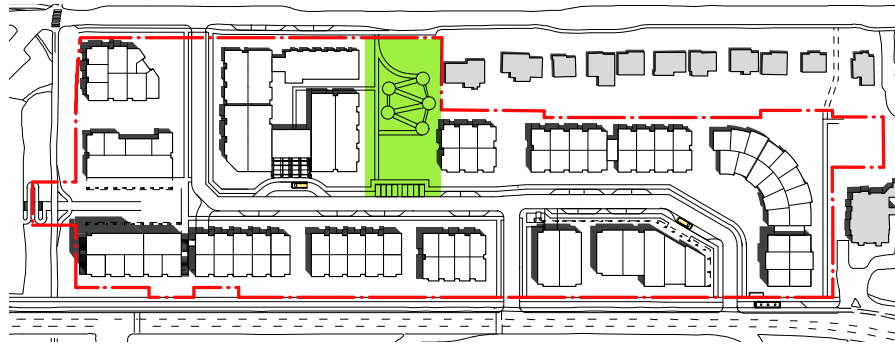
Nigel Valley Neighbourhood Plan

NIGEL AVENUE • Street Sections

Nigel Valley Neighbourhood Plan

| 2.3m | 2.0m | 2.5m | 6.5m | 2.5m | 2.0m | 2.3m |
| ② | ① | | ③ | ① | ② | |

Typical Section

Nigel Ave

PARK

RAIN GARDEN | SIDEWALK | BOULEVARD RAIN GARDEN | VEHICLE LANES | PARKING | SIDEWALK
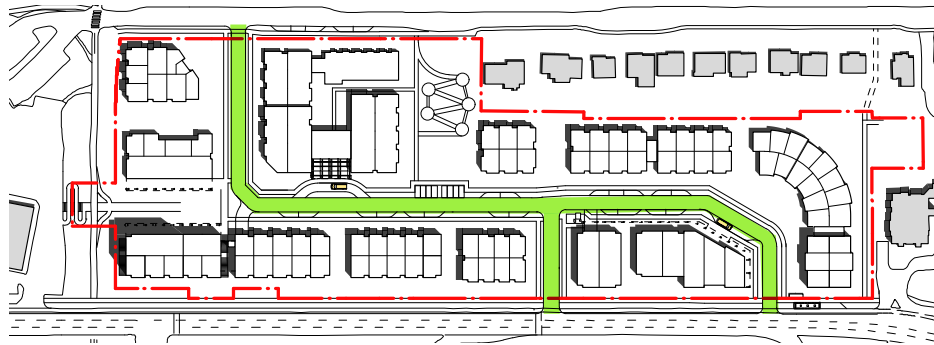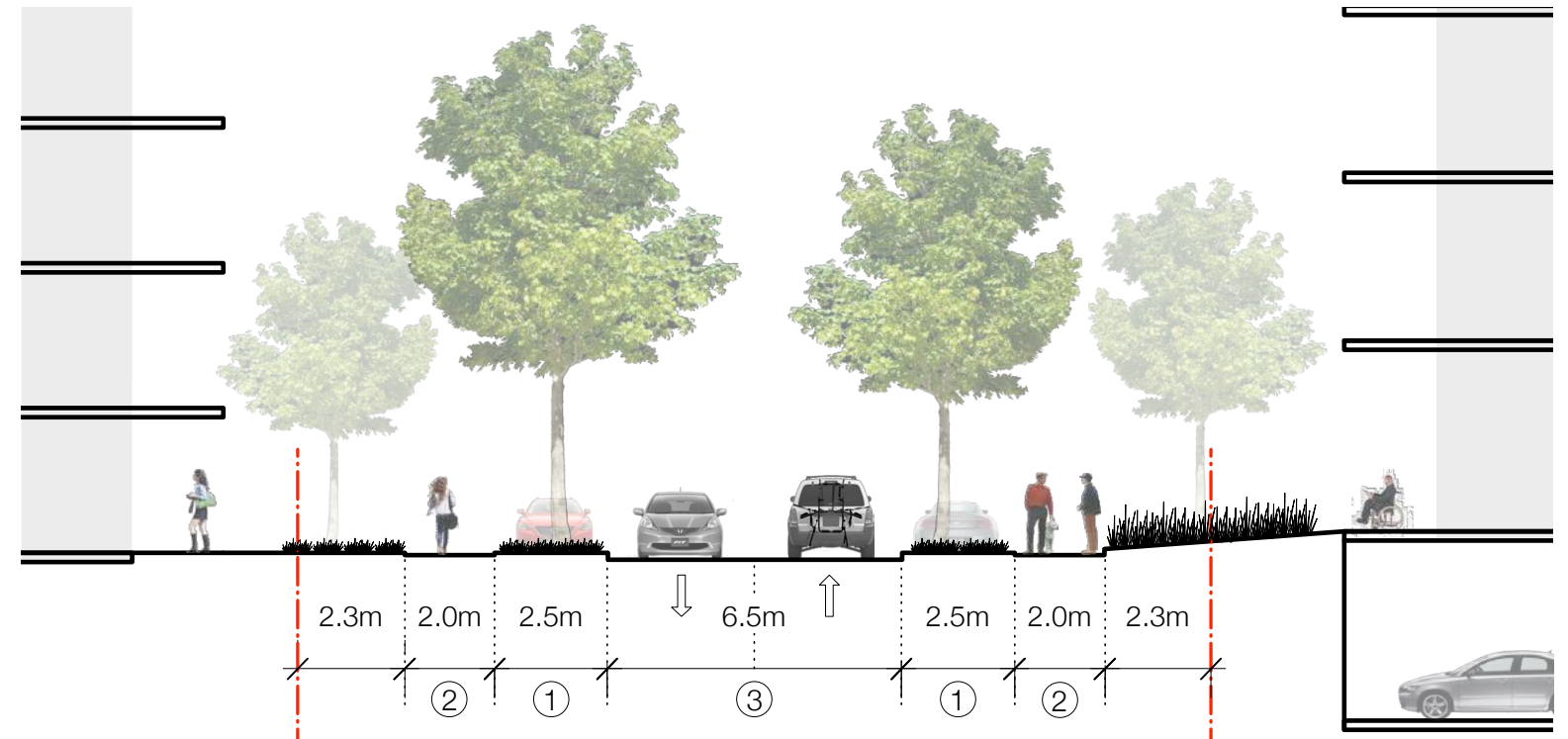
Section at Park

VERNON AVENUE • Existing Streetscape

Existing 19m Right of Way

1.1	1.5	3.2	3.2	3.2	3.2	1.7	1.6
Blvd	Side-walk	Travel Lane	Travel Lane	Travel Lane	Travel Lane	Bike Lane/ Shoulder	Side-walk
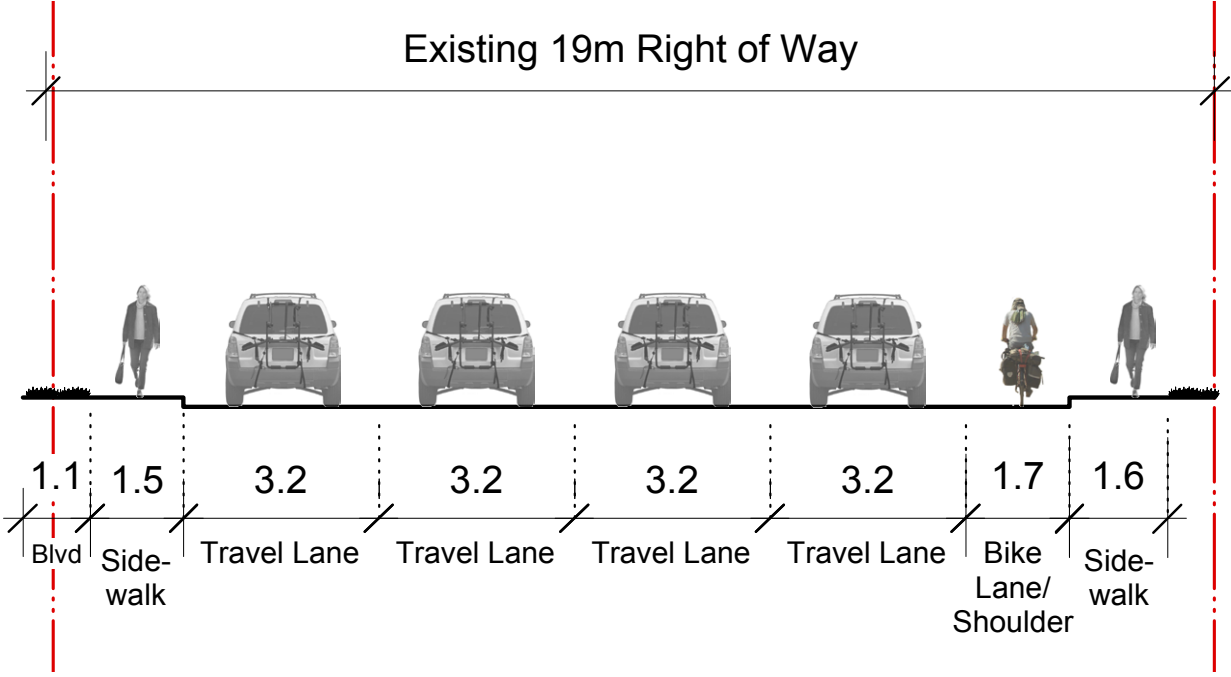
Typical Existing Section

NIGEL AVE

1.2%
29.7%
VERNON AVE 36.0%
26.9% 33.2%
MALL ACCESS 6.3%
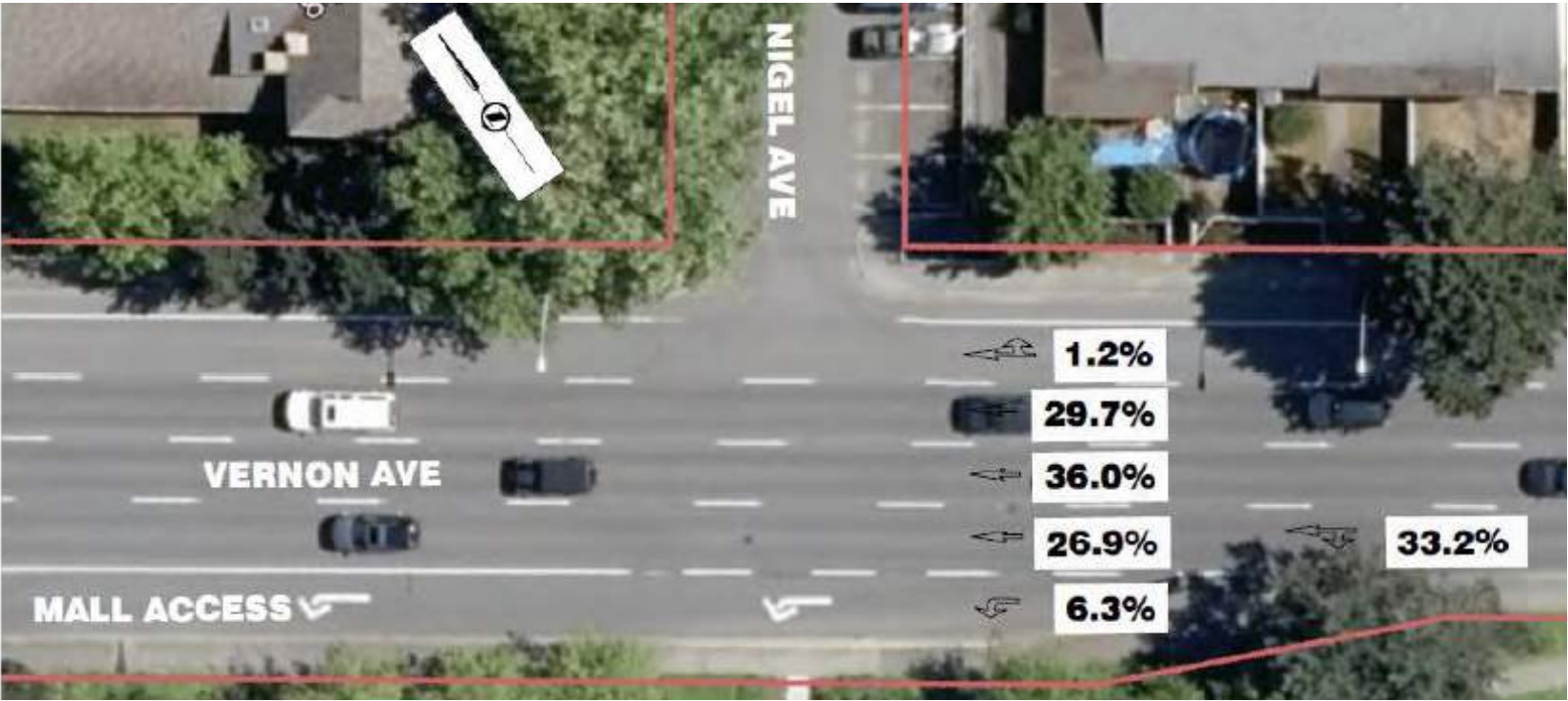
Lane Usage

Vernon Avenue Existing Conditions

Nigel Valley Neighbourhood Plan

VERNON AVENUE • Proposed Midblock Crosswalk
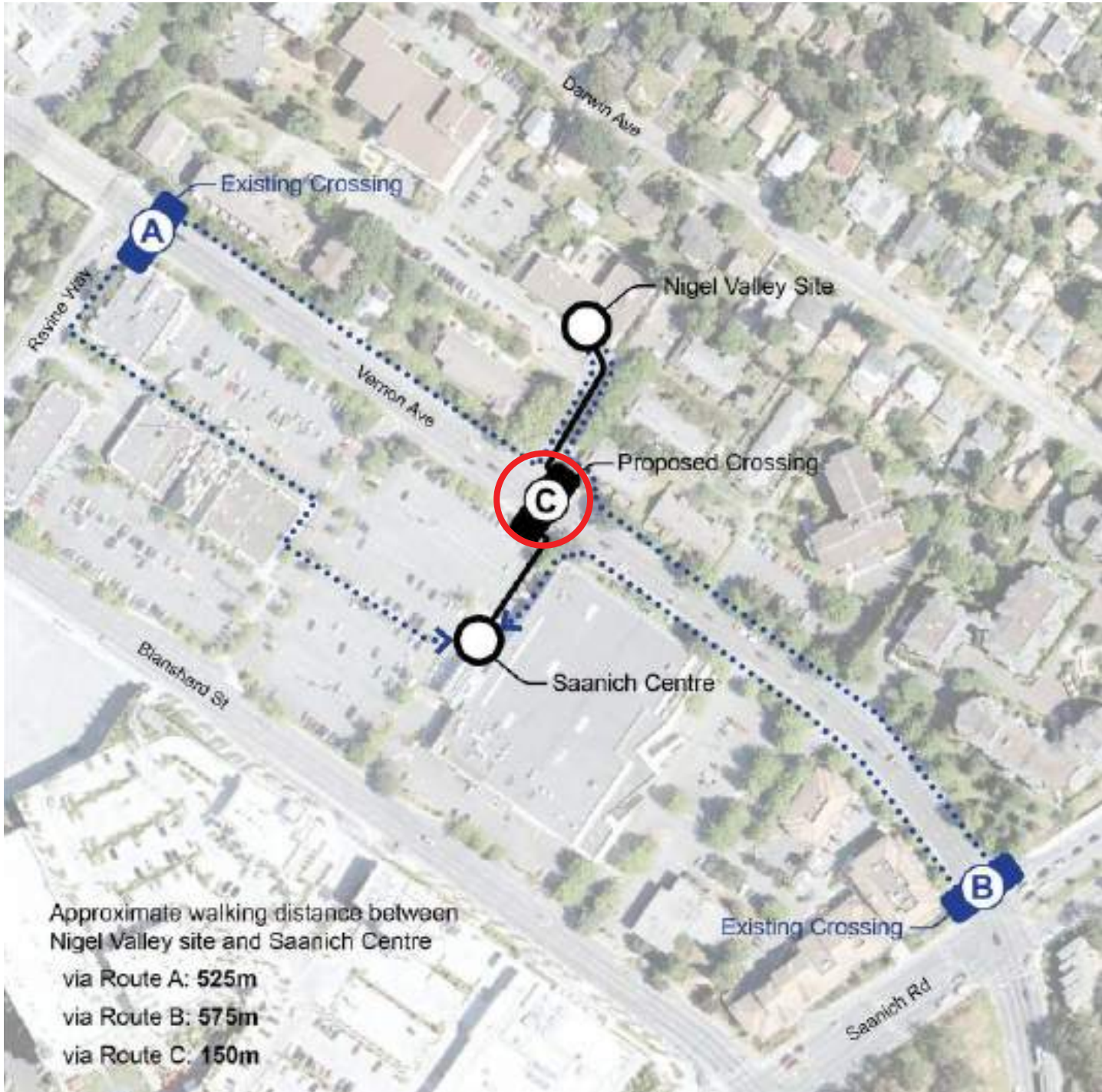
Proposed mid-block crosswalk on Vernon Avenue
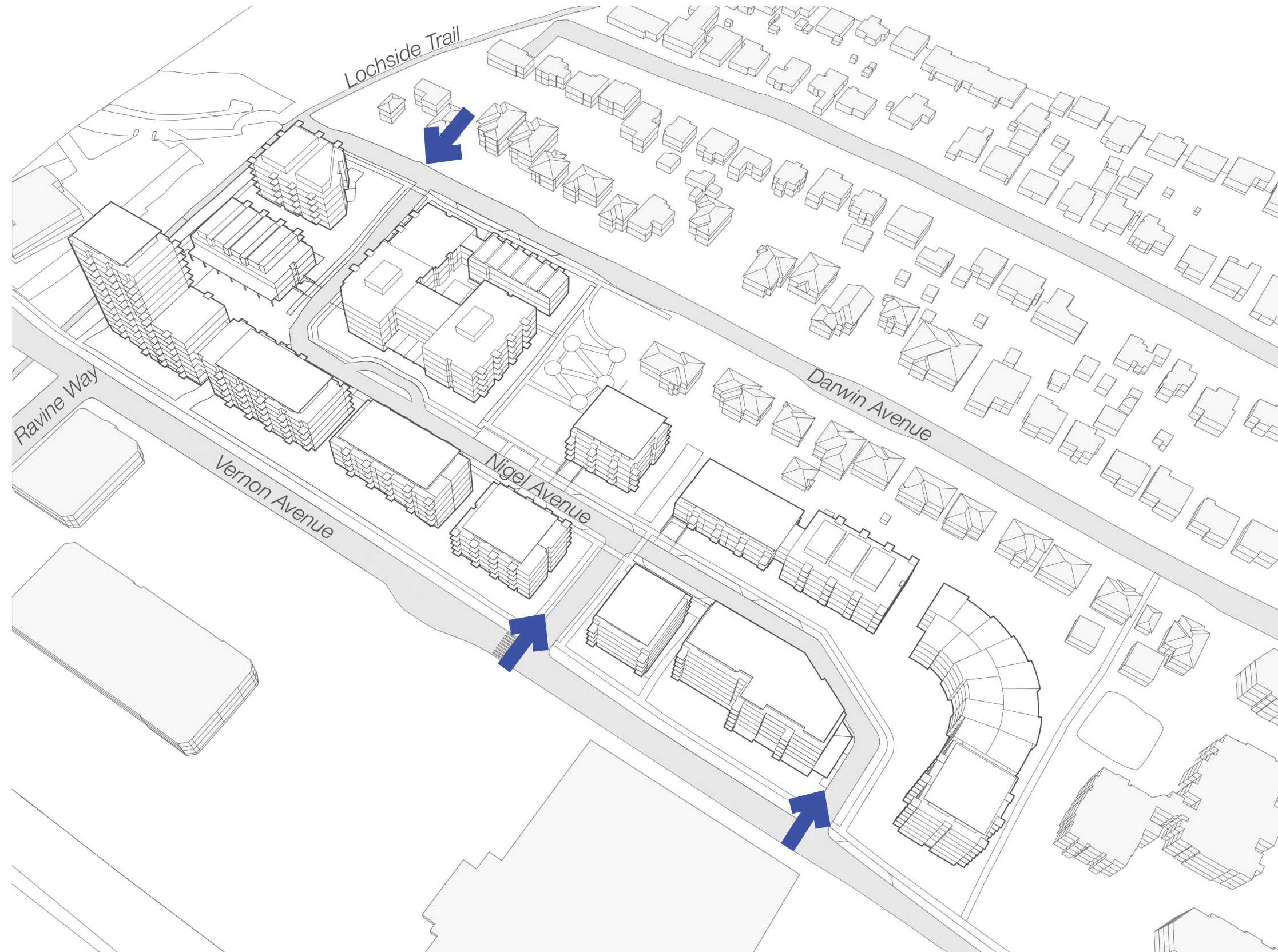connecting Nigel Valley site to Saanich Centre

Example Crosswalk
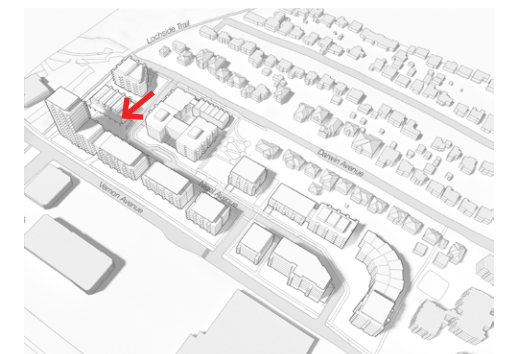
Nigel Valley Neighbourhood Plan

VERNON AVENUE • Proposed Streetscape

Vernon Ave

SIDEWALK | VEHICLE LANES | BIKE LANE | BOULEVARD RAIN GARDEN | SIDEWALK
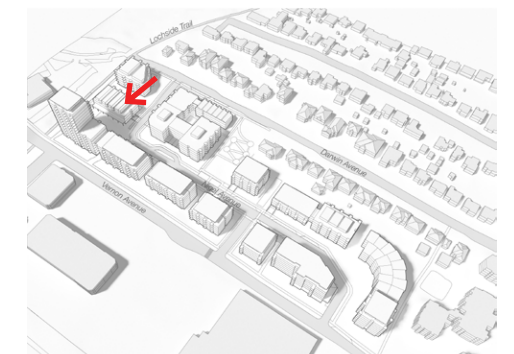
Typical Section: Reduce to 3 Travel Lanes

Proposed Vehicular Access Locations

Nigel Valley Neighbourhood Plan

28

Nigel Square

Nigel Valley Neighbourhood Plan
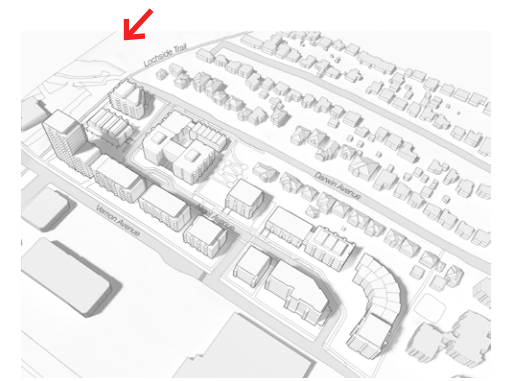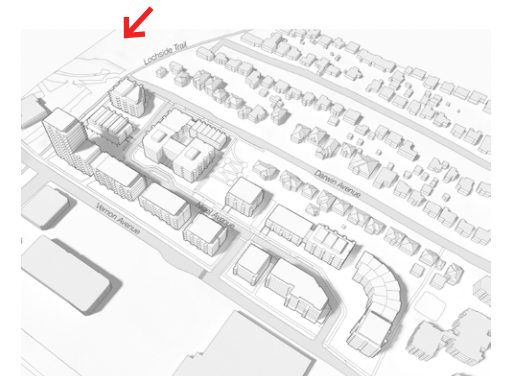
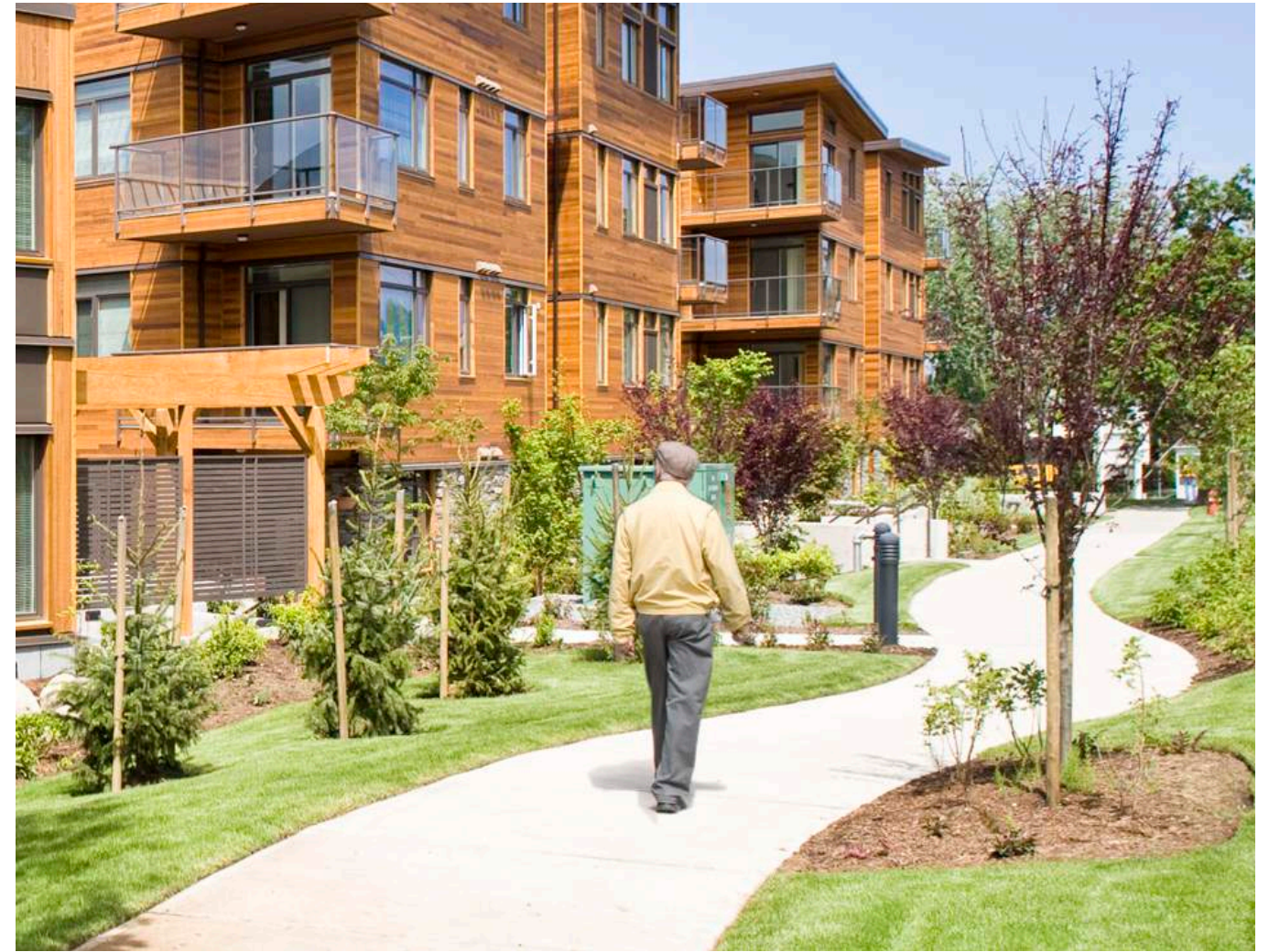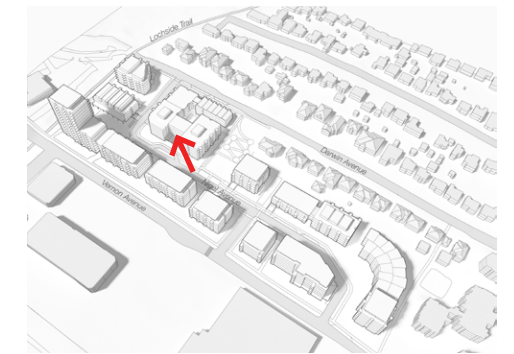In the first rendering: Vernon Ave., Lochside Trail, Nigel Ave.

Nigel Valley Neighbourhood Plan

Darwin Ave.

Lochside Trail

Nigel Valley Neighbourhood Plan

Darwin Ave.

Lochside Trail.

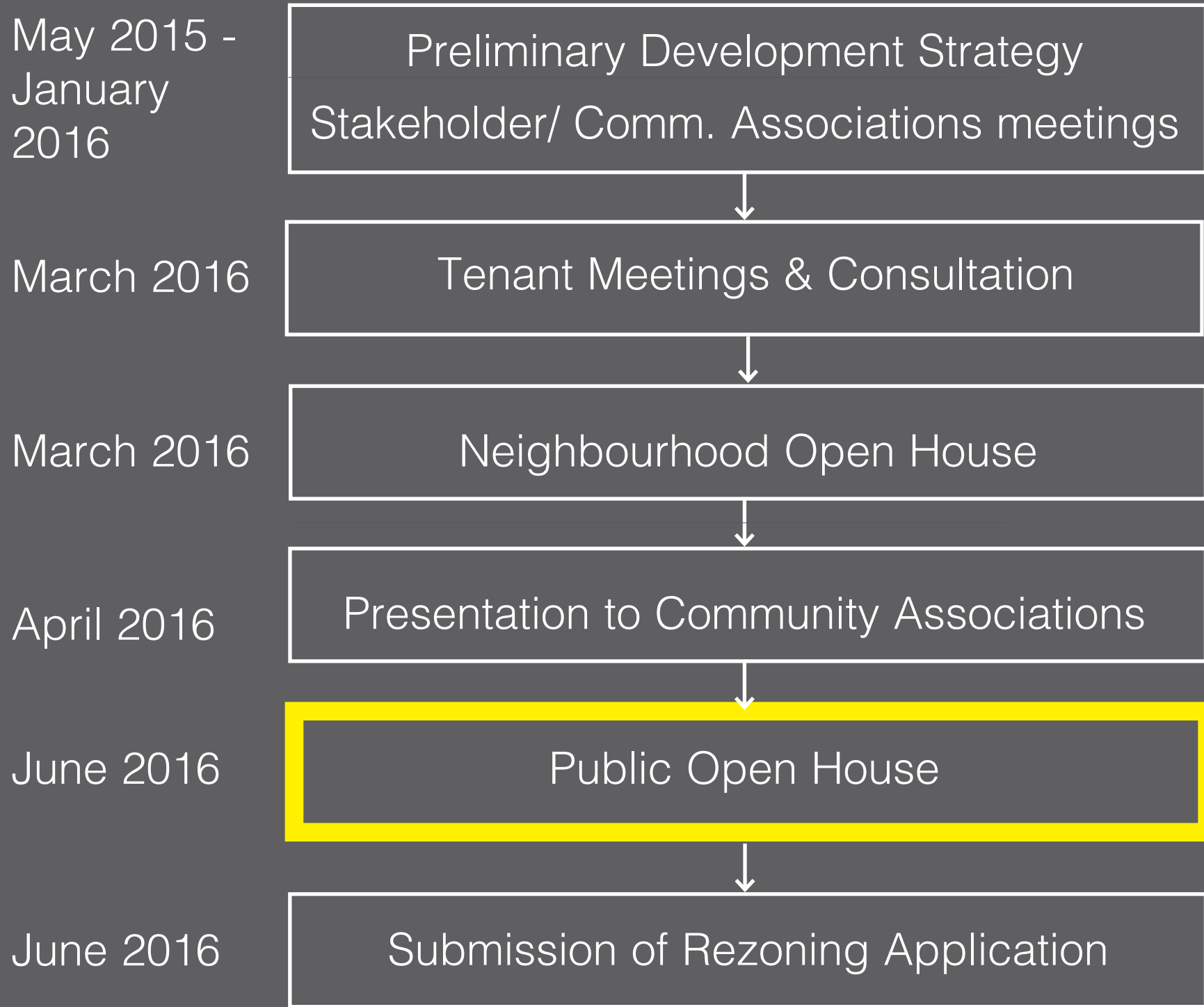Nigel Valley Neighbourhood Plan

Nigel Ave.

Nigel Valley Neighbourhood Plan

Nigel Valley Neighbourhood Plan

34

Vernon Ave.

Nigel Valley Neighbourhood Plan

Nigel Valley Neighbourhood Plan

Nigel Ave.

Nigel Valley Neighbourhood Plan

Nigel Valley Neighbourhood Plan

Nigel Valley Neighbourhood Plan

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
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

Nigel Valley Neighbourhood Plan

Thank you!   http://www.bchousing.org/nigelvalley

Nigel Valley Neighbourhood Plan

Nigel Valley Neighbourhood Plan