



## Nigel Valley Redevelopment

### Neighbourhood Proposal – 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 special needs.
5. **A multi-modal transportation network.** Calm motor vehicle traffic, while creating a circulation network that provides transportation choices and fosters greater walking, 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.** Use 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 proposal that provides flexibility in development phasing and staging to support individual site redevelopment.

