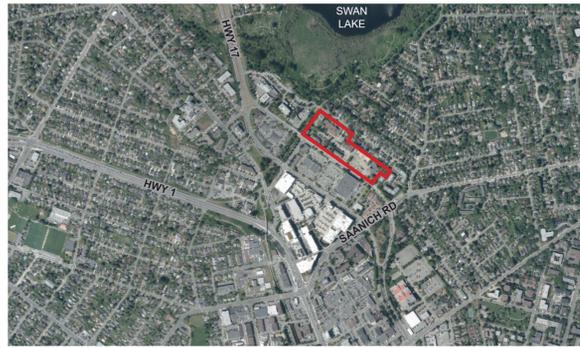


The Nigel Valley Neighbourhood Plan



The Nigel Valley is a 3.66 hectare (9.04 acre) semi-urban site located in the District of Saanich, BC.

In early 2015, BC Housing led a comprehensive development study of the Nigel Valley lands in collaboration with a Steering Committee comprised of the non-profit property owners and organizations operating on site.

The result of the study was a shared vision that realizes the synergies and efficiencies available through collaboration and partnership. Under this vision, the lands will be redeveloped into a mixed-used neighbourhood of market and non-market uses, as well as neighbourhood amenities such as improved streetscapes, a new park, and a new plaza.

The rezoning application was approved in 2019 following extensive community engagement.



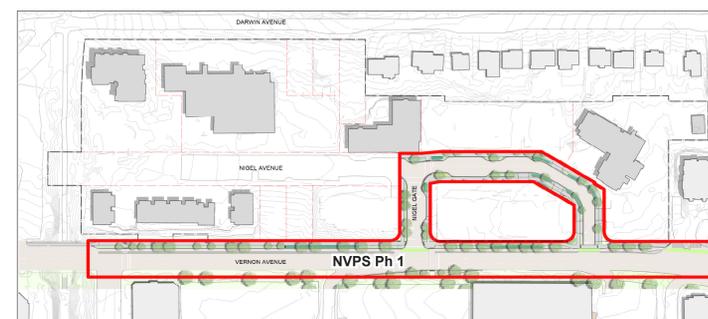
Phased Development

Development of this large scale project will occur in phases as servicing upgrades are completed and building sites are made available.

Nigel Valley Public Spaces - Phase 1 included the demolition of the BC Housing townhouses, construction of a new portion of Nigel Avenue, new and upgraded underground utilities, modifications to Vernon Avenue including the removal of a vehicle lane, a new separated bicycle lane and landscaped boulevard, a widened sidewalk area and a new signaled pedestrian crossing. Phase 1 began in late 2018 and was recently completed.

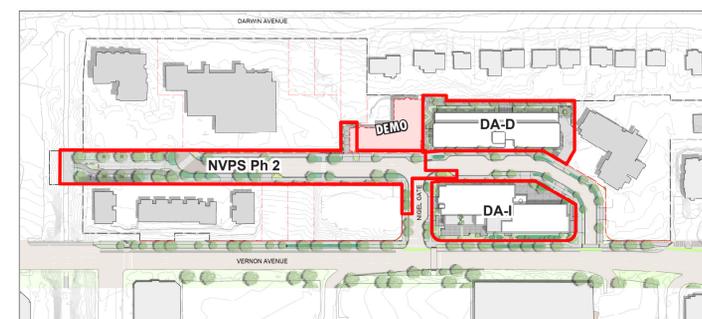
Broadmead Care's Nigel House in Development Area I (DA-I) is under construction and will provide a home for 41 people with complex care requirements, 37 assisted living units and 10 affordable housing units.

Greater Victoria Housing Society's building in DA-D is also under construction and will provide approximately 70 units.



Complete

NVPS Ph 1: Nigel Valley Public Spaces Phase 1 - BC Housing

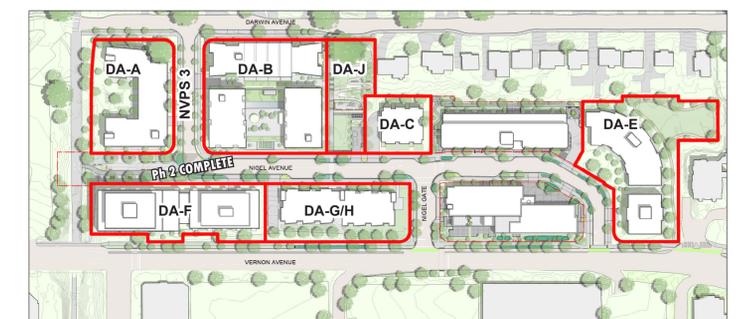


In Progress

DA-D: Greater Victoria Housing Society
Status: under construction

DA-I: Broadmead Care, Nigel House
Status: under construction
Existing Nigel House demo upon completion of DA-I

NVPS Ph 2:
Nigel Valley Public Spaces Phase 2 - BC Housing
Status: detailed design



Future Phases

DA-A: Island Community Mental Health

DA-B: Garth Homer

DA-C, DA-E, DA-F: BC Housing

DA-G/H: Island Community Mental Health

DA-J: Park

NVPS Ph 3: Nigel Valley Public Spaces Phase 3

Nigel Valley Public Spaces | A New Public Plaza



Key Plan

Nigel Plaza

Phase 2 of the Nigel Valley Public Spaces includes new and upgraded underground utilities and streetscape improvements to Nigel Avenue, replacement of a nearby sewage lift station and a new public plaza. Detailed design is currently underway, with construction anticipated to begin in 2025.

The plaza is at the north-west end of Nigel Valley and is a pedestrian gateway from the Lochside Trail. The configuration of the plaza and associated building spaces facing the plaza will make it a popular gathering place for Nigel Valley residents, surrounding daytime workers (ie: Saanich employees) and Lochside Trail users alike. The plaza embodies a key Nigel Valley project objective – to better integrate the Nigel Valley service organizations and residents with the surrounding community, as well as to encourage transportation options.

The plaza has ample hard surfaces for community gatherings and special events and is populated with a complement of facilities and amenities such as decorative cast-in-place concrete, seating areas, a sizable number of trees, boulevard rain gardens, lawn and shrubbed areas, captured plaza rainwater (via permeable paving), and bicycle parking.

It is a pedestrian priority plaza and is likely to have limited cycling traffic. However, a special route

has been included in the design on the west side of the plaza. While this route will accommodate multi-modal movement, it will provide plaza users with an idea of where cyclists can be expected.

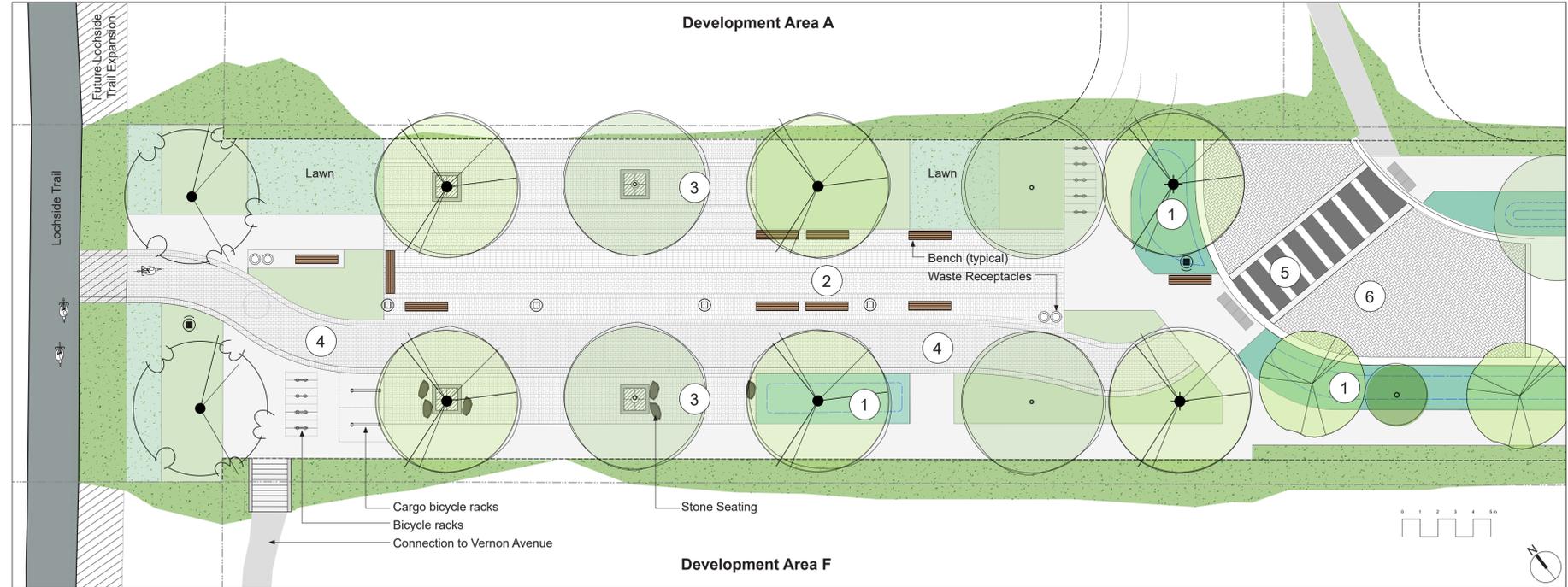
The proposed plaza design balances the interests of various users with servicing constraints. The plaza will provide a high-quality public space that is anticipated to be well used once the adjacent buildings are occupied.

When will the plaza be constructed?

The initial phase of construction will focus on the new and upgraded utilities that run underneath Nigel Avenue and the new plaza. As such, it is possible that the plaza itself will be completed in phases. If this is the case, a temporary asphalt pathway will provide a multi-modal connection from Nigel Avenue to the Lochside Trail. The other hardscape areas of the plaza will be finished with gravel.

When development occurs adjacent to the plaza in either Development Area A (DA-A) or DA-F, the plaza landscaping and surfacing will be completed along the frontage of the Development Area as well as the central portion of the plaza.

When the remaining Development Area is completed, the plaza landscaping and surfacing will be completed.



Nigel Plaza Site Plan



1 Rain garden to manage rainwater runoff from road.



2 Pedestrian zone decorative paving.



3 Allee of large canopied trees, 2 species selected by Saanich. Soil cells and permeable paving in hardscape areas.



4 Paving changes to define pedestrian and bicycle zones.

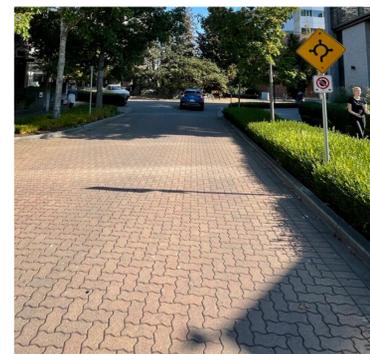


5 Asphalt crosswalk with tactile indicators.

IAP2 Spectrum of Public Participation					
INCREASING IMPACT ON THE DECISION					
	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

We are here

Extensive community engagement was undertaken during the rezoning process. As the project moves forward, project information is shared inline with the 'INFORM' column on the IAP2 spectrum.



6 Specialty paving or stamped concrete.



Flowering perennials and shrubs to add beauty and pollinator habitat.



View from Nigel Avenue looking towards the Lochside Trail

Questions or Comments?

Website: <https://letstalkhousingbc.ca/saanich-nigel-valley>
 Email: communityrelations@bchousing.org