

General information, dimensions and specifications on these drawings are subject to confirmation and are not to be used as part of construction contract documentation.

PROJECT INFORMATION

OWNER: Broadmead Care Society
 ARCHITECT: D'Ambrosio Architecture and Urbanism

PROJECT DESCRIPTION:
 A new purpose-built home for residents with a range of needs. The 5 story building will accommodate 41 Licensed Residential Care units (including a 15 bed Level 3 secure unit), 37 Assisted Living apartments and 10 Affordable Housing apartments. The complex has been conceived as a synergistic hybrid of these different housing types, designed to fit their different functions and levels of service within an efficient and beautiful form.

LEGAL DESCRIPTION - to be confirmed
 ADDRESS: 851 Nigel Avenue, Victoria BC
 ZONE: CD-6NV Comprehensive Development Nigel Valley Zone Development Area 'T'

SITE INFORMATION

Lot Area: Proposed = 2882m², Permitted = n/a
 Lot Coverage: Proposed = 62%, Permitted = 60%

DENSITY

Gross Floor Area: Proposed = 7736m², Permitted = 10087m²
 Floor Space Ratio: Proposed = 2.7, Permitted = 3.5

HEIGHT

Geoslope: Proposed = 45.5m, Permitted = 48m
 Storeys: Proposed = 6, Permitted = 6

SITE LOCATION

Vernon Avenue: Proposed = 4.5m, Permitted = 4.5m
 Nigel Avenue (EW): Proposed = 2.0m, Permitted = 2.0m
 Nigel Avenue (S): Proposed = 3.0m, Permitted = 3.0m
 Nigel Gate: Proposed = 3.5m, Permitted = 3.5m
 *A variance is proposed to accommodate an entrance canopy that extends to the property line.

DWELLING UNITS

Residential Care = 41
 Assisted Living = 37
 Affordable Housing = 10
 Total Proposed = 88, Permitted = 101

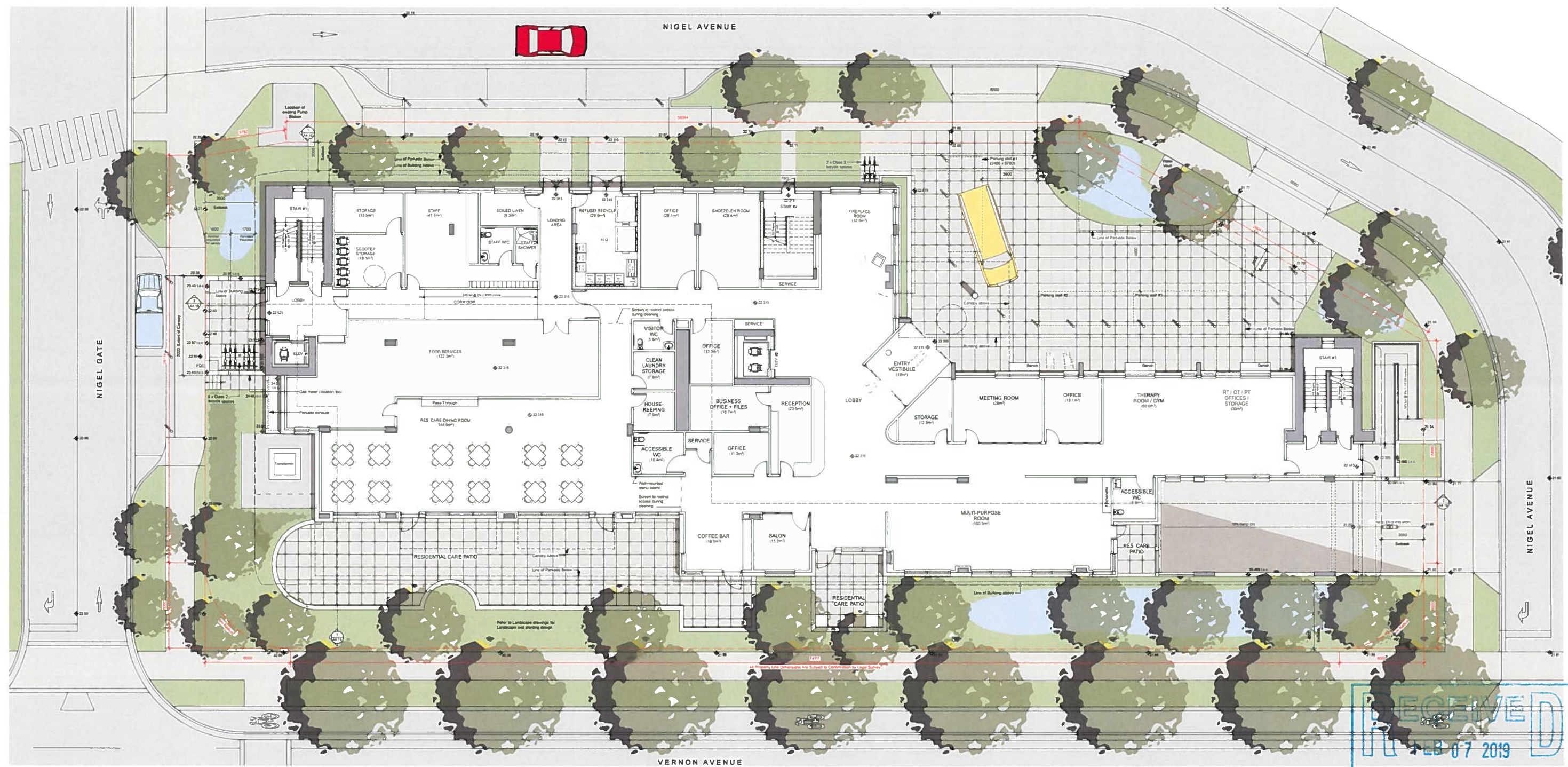
PARKING SUMMARY

Off street Parking Per CD-6NV Table 1750.1

Building Use	# of units	Parking Rate per unit	Spots Required	Spots Provided
Residential Care	41	1/3	13.7	
Assisted Living	37	0.5	18.5	
Affordable rental	10	0.5	5.0	
visitor parking (for affordable rental)		0.1	1.0	
Total			39	39

Bicycle Parking Per Saanich Zoning Bylaw 6206 Table 7.4

Building Use	# of units	Bicycle Rate per unit	Spaces Required		Spaces Provided	
			Class 1	Class 2	Class 1	Class 2
Personal Care/Nursing Home/Group Home	41	1/15	2.1	0.7		
Senior citizen housing	37	1/15	1.7	0.74		
Apartment/Townhouse	10	1	10	6	14	8
Total			14	8	14	8



1 Site Plan
Scale 1:100

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rev no	description	date
1	D.P.A. Application	19 01 31

project name: Nigel House Redevelopment
 851 Nigel Avenue, Victoria, BC
 sheet title: Site Plan Project Data
 project no: 1635
 drawing file: 1635 Nigel DP Plans
 date: 19 01 31
 scale: 1:100
 drawn by:
 checked by: FDA
 revision no: sheet no: A1.1