## **South Valley Estates & Park** – Tulip Avenue West (off Wilkinson Road)

Minimater mendement rechniques used.	
$\square$ bioswales $\square$ roof storage $\square$ underground storage	
$\square$ raingardens $\square$ rainwater harvesting, reuse $\square$ naturescaping or	
restoration	
Municipality Coordina	
Public Access: Some roads are private in this area. Easy access is	
through South Valley Park.	
Description: Ph. 1: 6 single family & 8 townhouse units. Ph II: 14 SF	217
Size: Ph. I = 25.000m2. Ph II = 25.000m2	7
Type: New, redevelopment of semi-rural lots	~
Ownership: Private (housing development) & Public (park)	-
Completed: 2007	5
Stormwater Techniques Used:	
Bioswales: Ph I = 175m2. Ph II = 100 m2	
Raingardens: Ph I 235m2, Ph II to be constructed	SOUTH VALLEY
constructed	
Reduced Footprint: Roadway is only 6m wide with parking pullouts	
Naturescape/Restoration: An existing drainage ditch was completely	
redeveloped as a series of wetlands and	pi
creeks to mitigate increased runoff from new	
community amenity and a wildlife corridor	
Location on Site: (N.B. The new creek complex is within the municipal park and is part of the Peers	Creek
development, not South Valley Estates.)	
Impervious Area Managed: Ph I = 1800 m2 roof area managed by raingarden. 300 m2 of road dr	rains to the
bioswale and the management pond. Ph II = roots are yet to be built, but bioswales to rejuvator from $150m^2$ of rood surface. $850m^2$ of roods drain to the management near	ake da in tha
creek corridor	us in the
Design Storm Used: Saanich detention and floodplain restriction requirements were met.	
Other Notes: Prior to redevelopment, this large lot ex-agricultural area underwent a detailed municip	pal planning
process (South Wilkinson Valley Action Plan) which identified the drainage ditch as a	tributary to
the Colquitz River. The River is salmon-bearing so the creation of a more natural syst	tem that
developers and their consultants were involved in the creation of the whole length of t	he new
creek as each phase of housing was built. Approximately 270 linear meters of creek v	vere created
(both phases), and 100 m of trails, as part of South Valley Estates.	
Cost: Trail, creek and bioswale cost \$180,000, a portion of which was returned (using DCC'	s).
Grasscrete was \$8/sq ft. Redundant stormwater conveyance system added approxim	nately
Funding: Private	
Awards: Saanich Environmental Award for Development 2006. Canadian Home Builders Asso	c. Silver
CARE Award 2006	
Project Team:	
Landscape Architect - LADK Landscape Architects, 598-0105 Biologist - Swell Environmental Consulting, 217-0100, www.ewell.co	
Civil Engineer - UMA Engineering Limited. 475-6355	

## District of Sooke – Regional Innovative Rainwater Management Examples



Left: Before Construction



Above: Shortly After Construction







Above (3): During Construction