

draft Hospital Area Plan Open House Display

2018-MAR-20

Community Planning & Development Committee

Outline



- 1 Introduction & Purpose
- 2 Area Plan Process
- 3 Draft Plan
 - a) plan – table of contents
 - b) land use planning
 - c) urban design framework
 - d) parking
- 4 Next Steps

Purpose of the Area Plan

Area Plan

Plan prepared for a specific and defined subarea of the City which is adopted by bylaw, and forms part of the Official Community Plan (OCP). An area plan must fully meet the goals and policies of the OCP and compliment the vision, goals, objectives and policies established by the OCP.

OCP Hospital Urban Node Policy

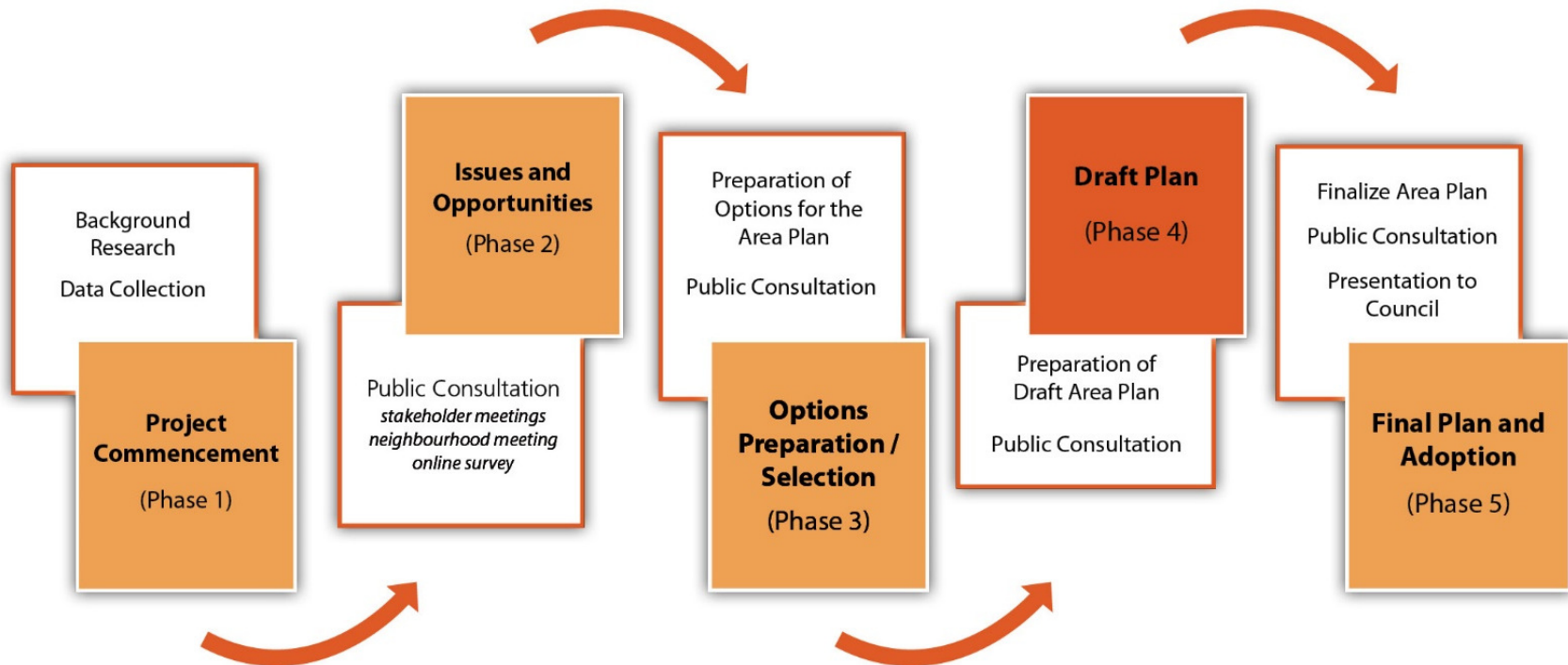
An Area Plan will be developed for the Hospital Urban Node in consultation with area residents, business owners and stakeholders.

Hospital Urban Node Definition

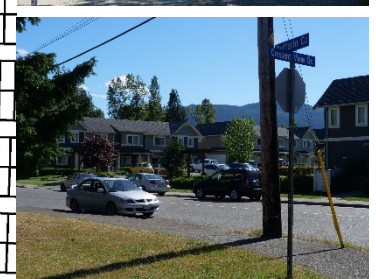
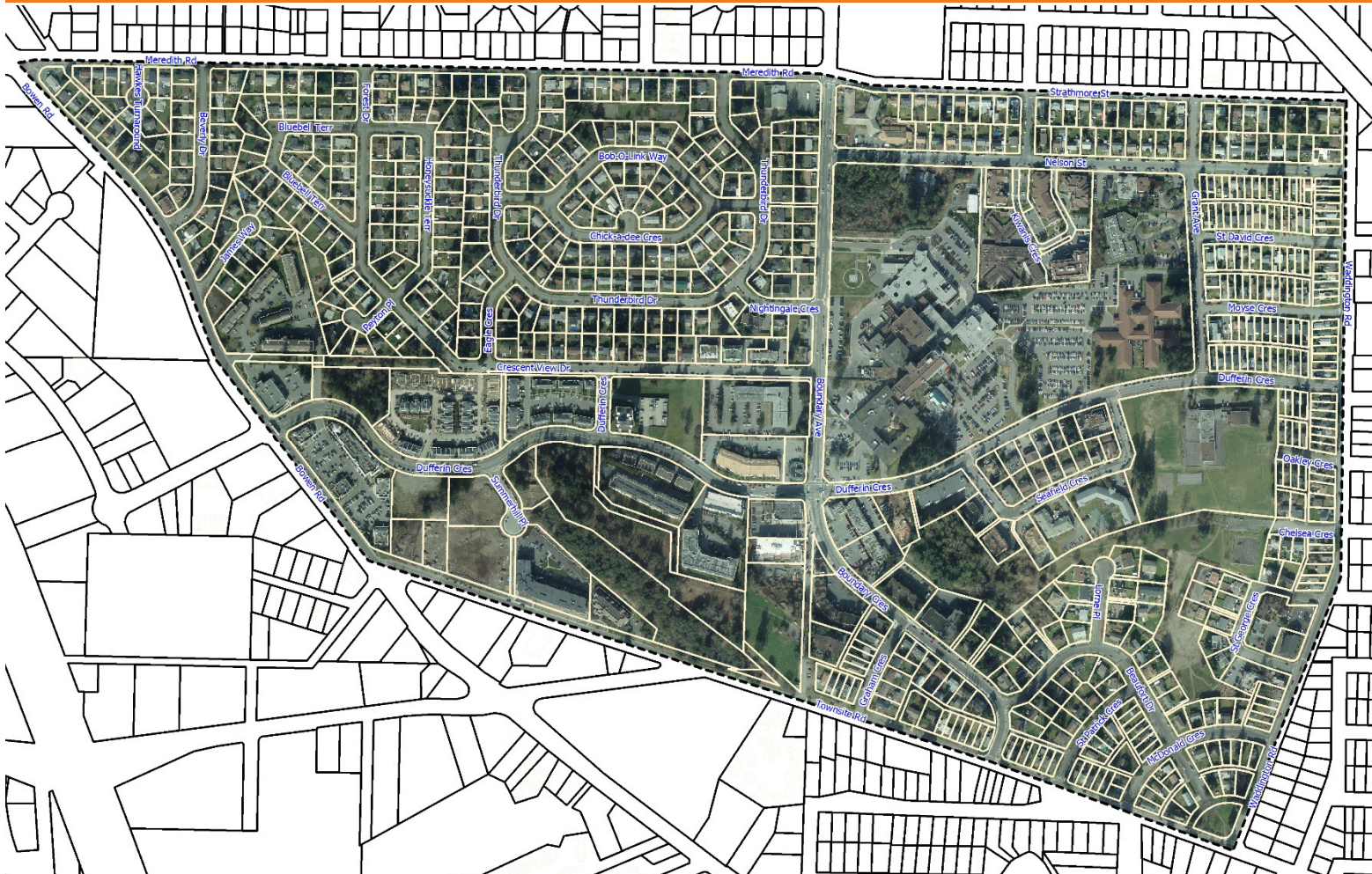
City-wide and regional centre for health services, seniors housing, professional offices and higher density residential.



Process



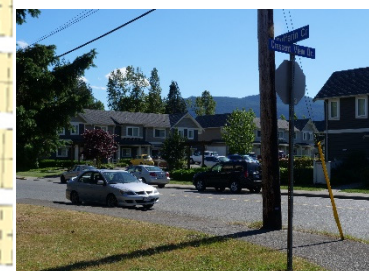
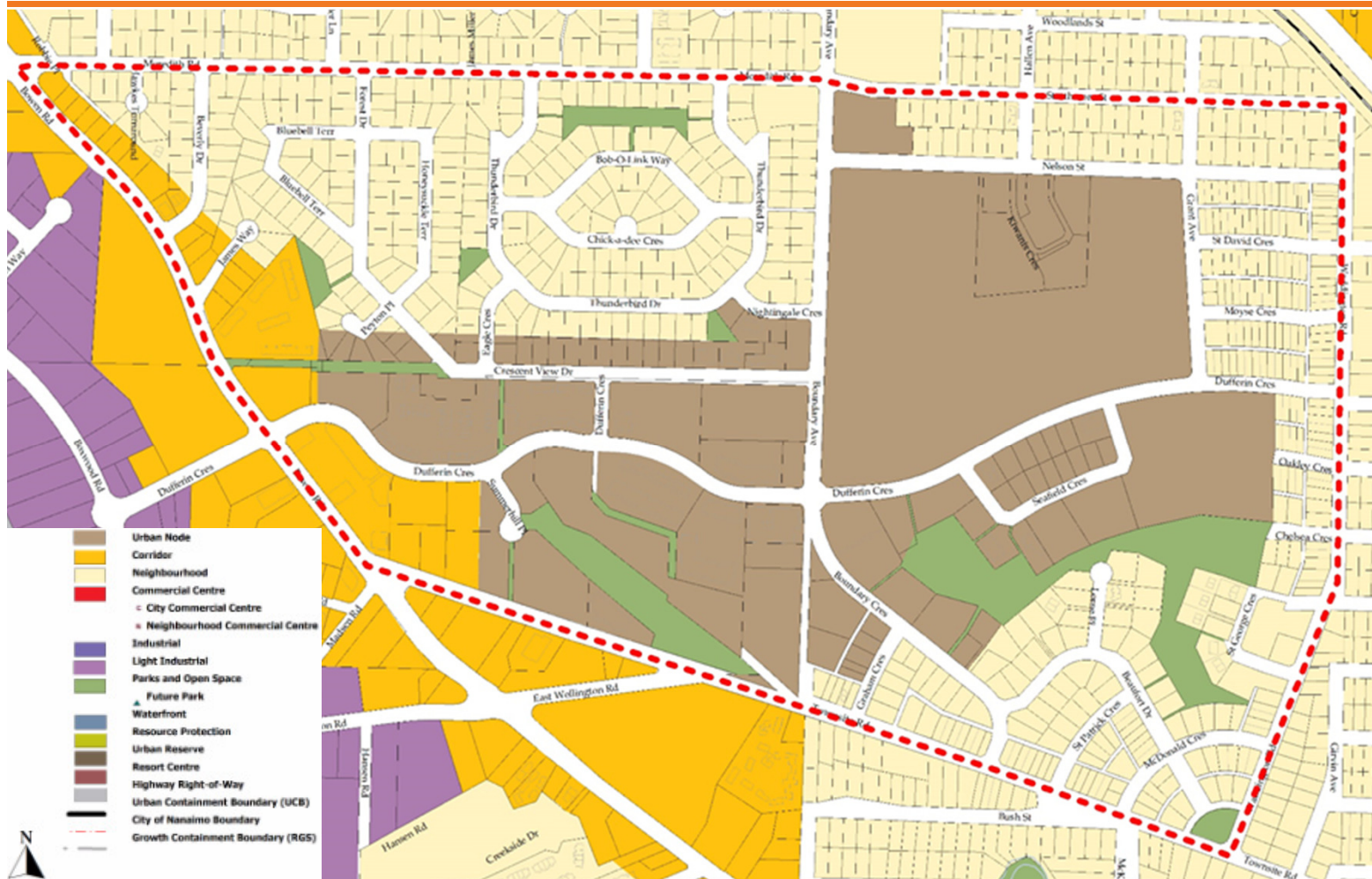
Plan Area



Hospital Area Plan



OCP Map



Hospital Area Plan

Table of Contents

Draft Table of Contents

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- 3 Phase 3: Concepts and Options
- 4 Phase 4: Draft Plan
- 5 Phase 5: Final Plan and Adoption

C URBAN DESIGN FRAMEWORK

- 1 Urban Design Principles
- 2 Street Character and Public Realm
- 3 Pedestrian Connections and Open Space
- 4 Transportation, Transit, and Cycling Networks

D PLAN POLICIES

- 1 Guiding Principles – OCP Policy, Land Use Principles
- 2 Land Use and Development
- 3 Transportation and Infrastructure
- 4 Open Space and Connectivity
- 5 Parking Management
- 7 Relationships
- 8 Safety and Security

E IMPLEMENTATION STRATEGY

F GLOSSARY / HISTORIC PROPERTIES / MAPPING / FIGURES





Land Use Planning



Hospital Area Plan



Area Plan Guiding Principles

1. Ensure that the hospital area is a **safe community** for residents, employees, and visitors at all hours of the day.

2. Improve hospital area **transportation and servicing infrastructure** for the benefit of residents and daytime users.

3. Provide **connected, interesting, safe, inviting and green open space** within in the hospital area for residents and daytime users of the hospital area.

4. **Enhance transit**, especially for NRGH employees.

5. Promote development with amenities to **enhance the character** of the hospital area.

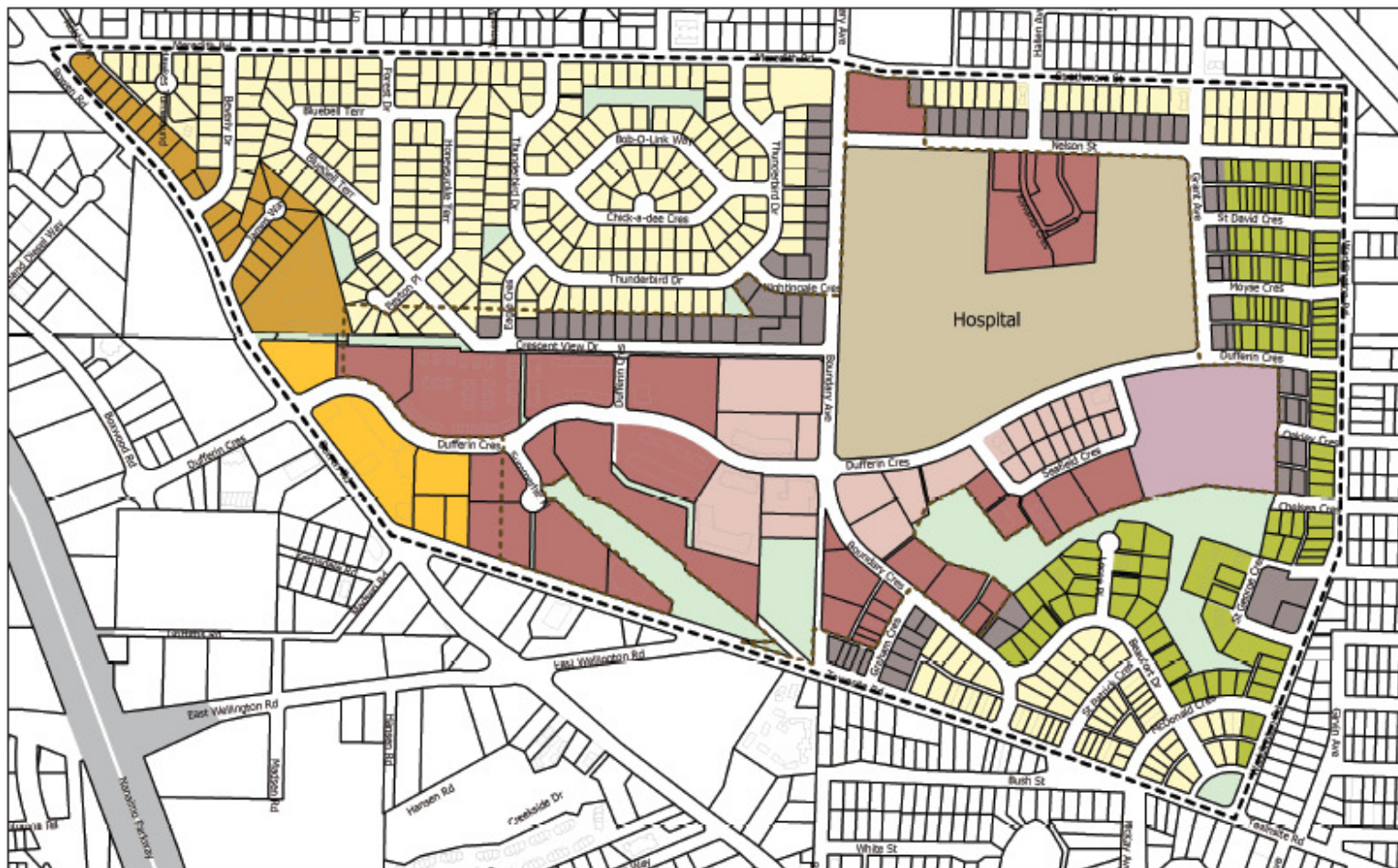
6. **Promote communication between the City, stakeholder agencies, and neighbourhood representatives** on development projects and public realm enhancements in the hospital area.

7. Incorporate **health and wellness** as an **area-wide identity** of the hospital area.

8. Encourage **new services to complete and complement the existing services** for residents and daytime users of the hospital area.

9. Improve local **cycling and pedestrian infrastructure** and improve connections to the broader active transportation networks.

Land Use Plan



LEGEND

- Health Services**
Services associated with the operation and future growth of the Nanaimo Regional General Hospital
- Educational Services**
Services associated with operation and future growth of School District 68
- Mixed Use Health**
Core district of health-related services, commercial, and high density residential land use
residential density of 50-150+ units/ha
height up to and including high rise buildings (6+ storeys)
- Multi-Family High Density**
Multi-unit residential development, public amenities
residential density of 50-150+ units/ha
height up to and including high rise buildings (6+ storeys)
- Multi-Family Medium Density**
Multi-unit residential development, public amenities
residential density of 50-150 units/ha
height 2-6 storeys
- Multi Family Low Density**
Mix of housing types including single family homes and ground oriented multiple family homes
residential density of 10-50 units/ha
height 2-4 storeys
- Mixed Use Corridor**
Multi-unit residential development, public amenities and commercial services in mixed use developments
residential density of 50-150+ units/ha
height 2-6 storeys
- Residential Corridor**
Multi-unit residential development, public amenities
residential density of 50-150+ units/ha
height 2-6 storeys
- Residential Low Density**
Mix of housing types including single family homes and ground-oriented multiple family units
residential density of 10-50 units/ha
height 2-4 storeys
- Parks & Open Space**
A range of uses including lands that serve as parks, plazas, open space and recreational areas

Hospital Area Plan

Land Use Policies

Multi-Family Low Density

1. Designate lands south of Beaufort Park and east of the Health Services designation as areas of ground-oriented multi-family homes.
2. Encourage multi-family low density building forms through zoning-based regulations including building height, floor-area ratios, lot coverage, and building setbacks.
3. Develop design guidelines to guide multi-family low density projects in established residential neighbourhoods.
4. Permit low (10 to 50 units / ha) residential densities in buildings two to four storeys.



Transportation & Infrastructure Policies

Pedestrian Safety

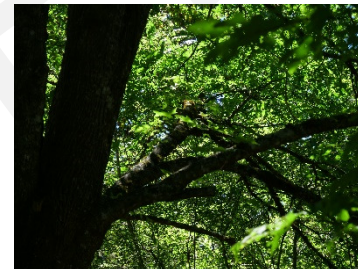
1. Inventory the condition of existing sidewalks within the plan area and identify gaps in the sidewalk network. Based on the inventory, develop a priority-based list of pedestrian infrastructure upgrades, including new sidewalks, crosswalks, trails, or accessibility improvements.
2. Improve pedestrian safety by lengthening the pedestrian crossing times at light-controlled intersections in the Plan Area: Dufferin Crescent and Boundary Avenue / Crescent, Dufferin Crescent and Bowen Road, and Boundary Avenue and Meredith Road / Strathmore Street.



Open Space & Connectivity Policies

Wellness Walk

1. Designate the perimeter of the Nanaimo Regional General Hospital as a Wellness Walk to promote good health and exercise for people of all ages and abilities. Additionally, the Wellness walk would improve pedestrian connections from the Nanaimo Regional General Hospital to the community beyond as serve as a neighbourhood amenity. Elements of the Wellness Walk may include distance markers, increased sidewalk widths, seating areas, boulevard street trees and plantings, and other pedestrian spaces to enhance the public realm.





Urban Design Framework



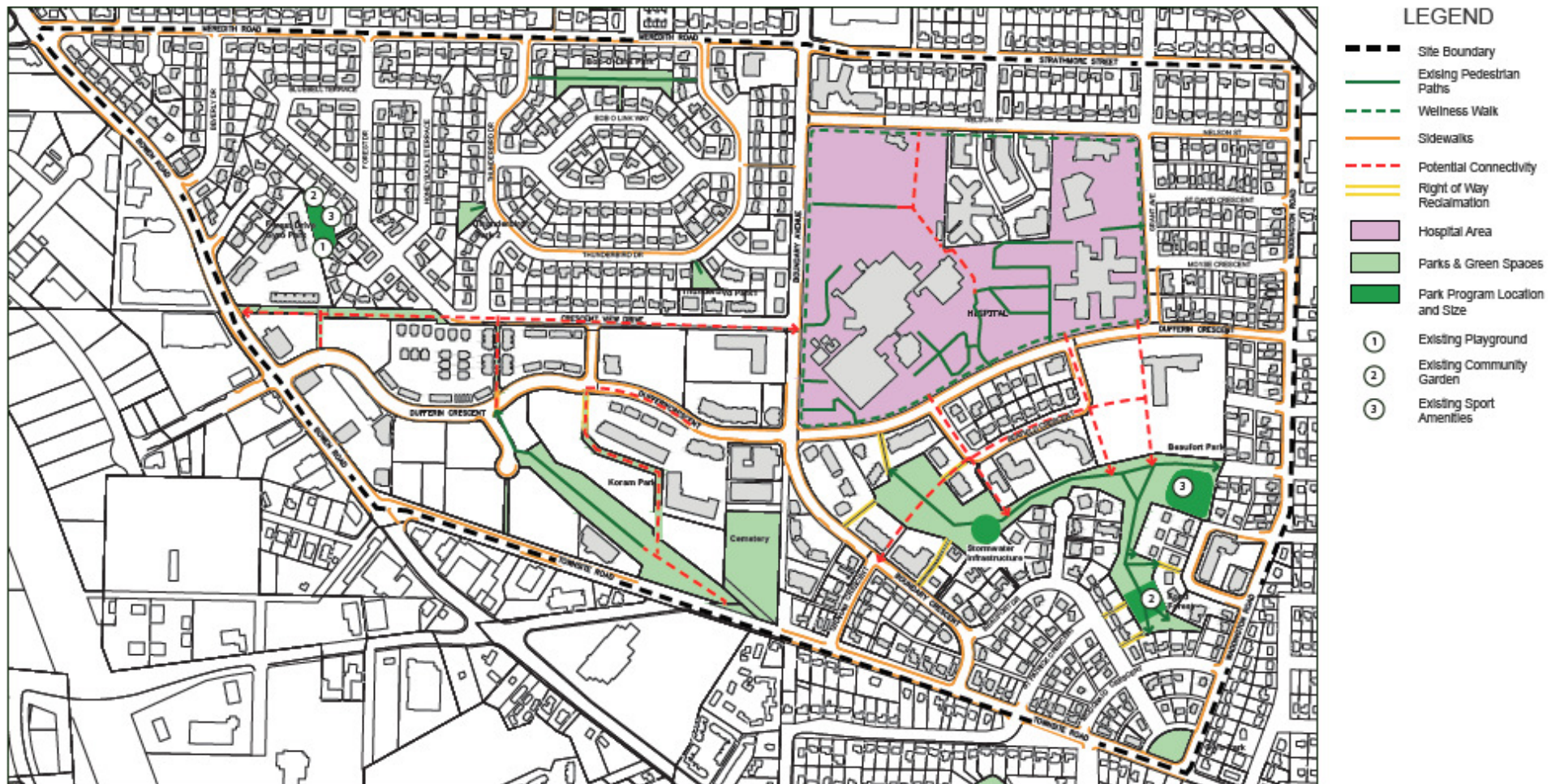
Hospital Area Plan



LEGEND

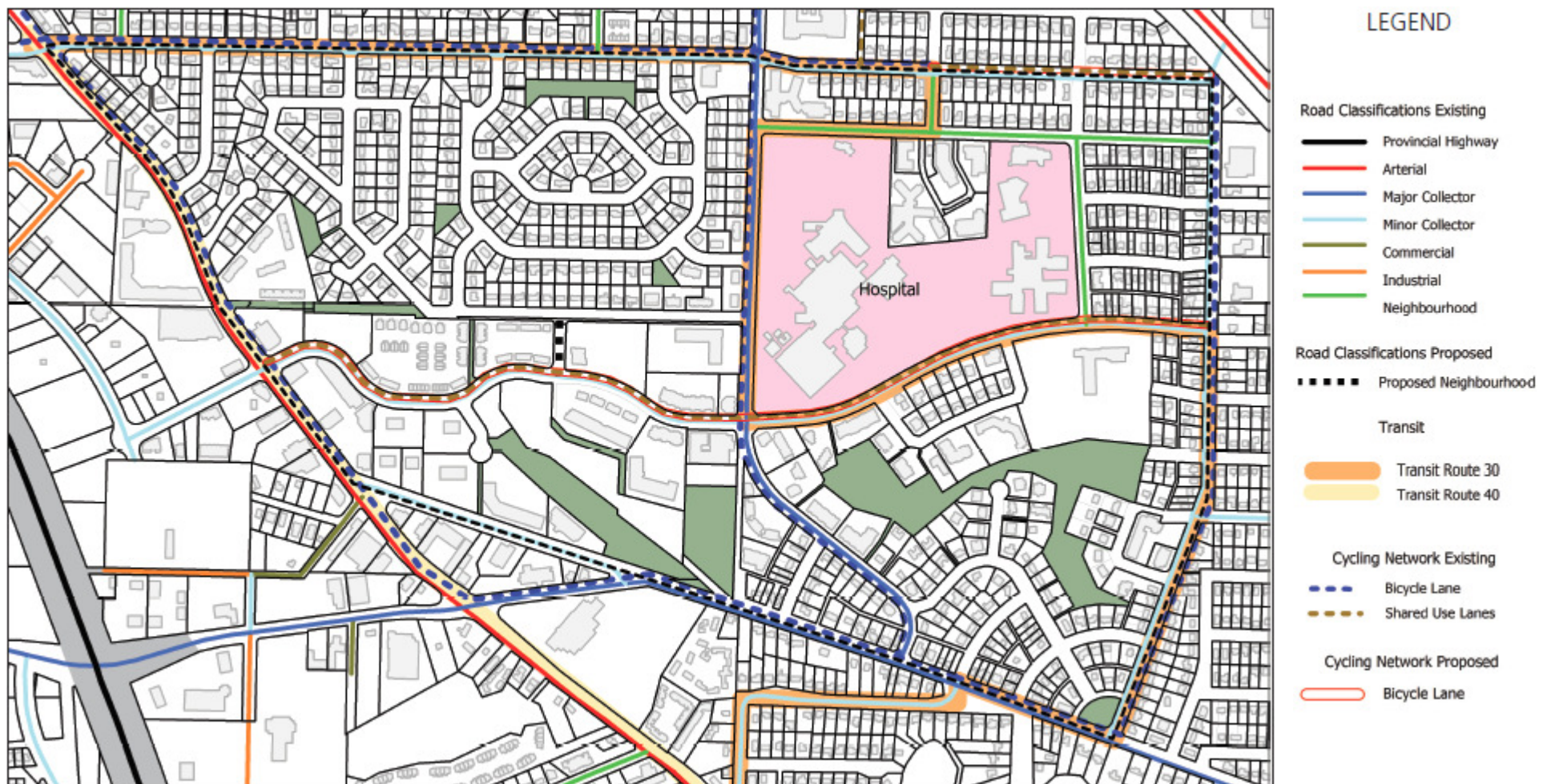
- Site Boundary
- Wellness Walk
- Major Roads
- Proposed High Street
- Proposed Greenway
- Hospital Area
- Parks & Green Spaces
- Cardinal Gateways
- Proposed Core Intersection

Open Space & Pedestrian Connectivity



Hospital Area Plan

Mobility



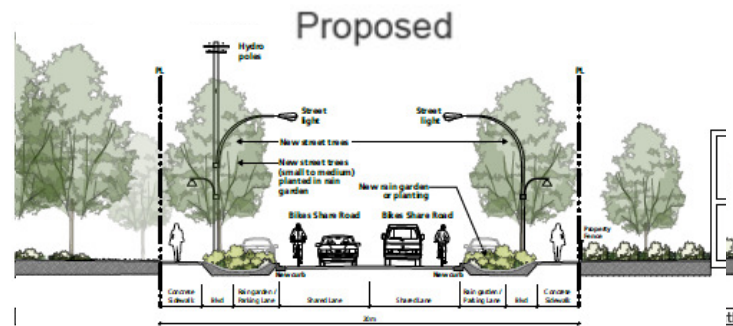
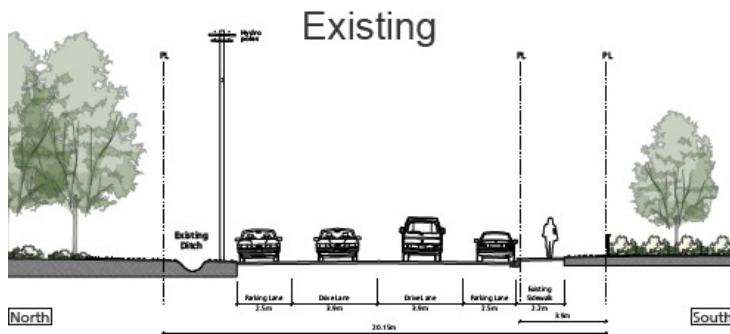
Urban Design Strategies

Urban Design

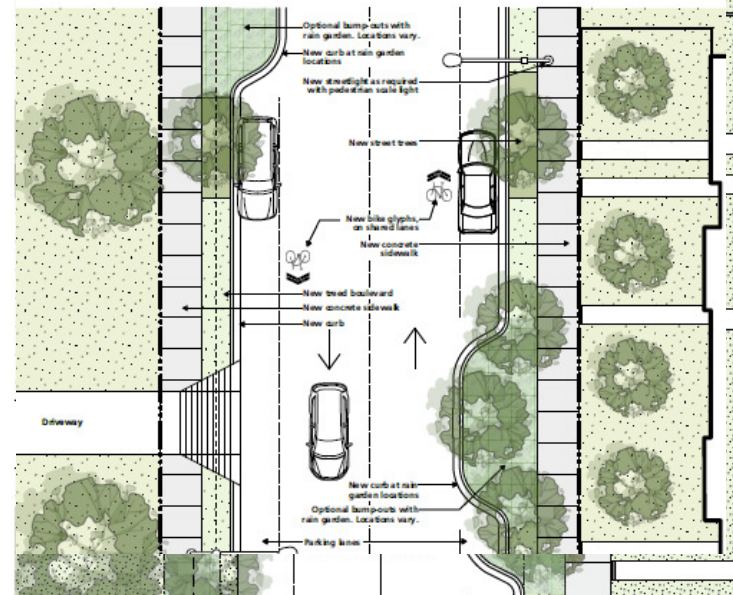
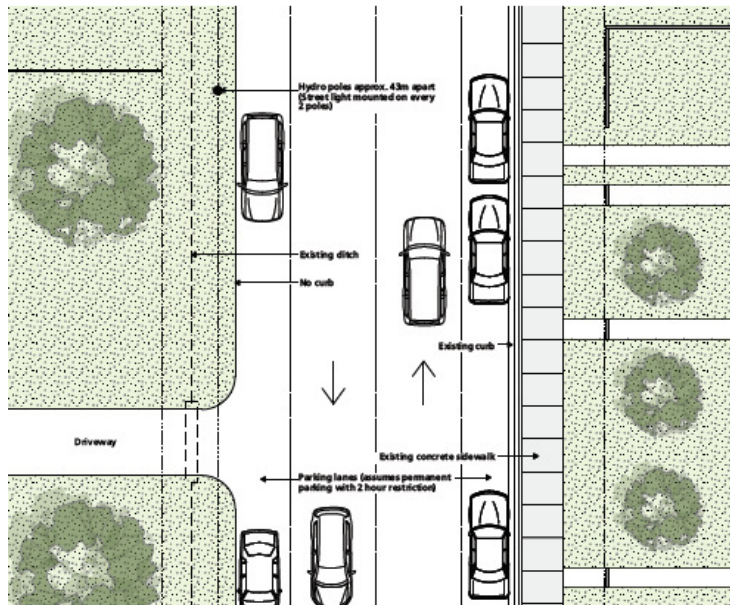
1. Recognize the intersection of Dufferin Crescent and Boundary Avenue / Boundary Crescent as the principle core intersection.
2. Define Dufferin Crescent between the core intersection and Grant Avenue as the Main Street. Provide the highest level of urban design and streetscape enhancements.
3. Consider Boundary Avenue / Boundary Crescent as the north-south axis and provide a high level of urban design and streetscape enhancements.
4. Provide urban design and streetscape enhancements along the Dufferin Crescent spine.
5. Identify one or more designated food truck locations within the Plan Area to serve local residents, Nanaimo Regional General Hospital employees, and daytime visitors to the hospital area.



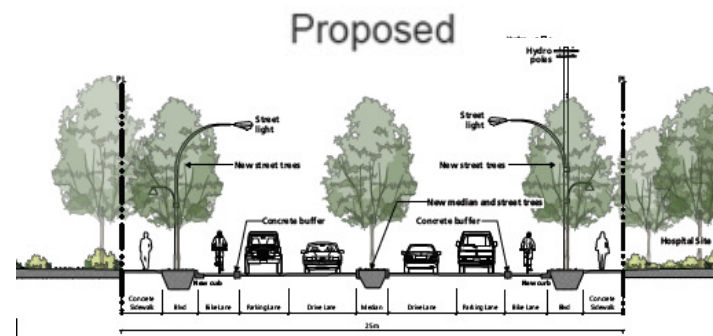
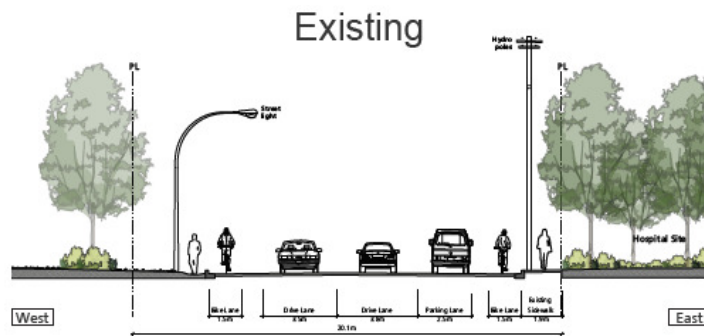
Crescent View Drive



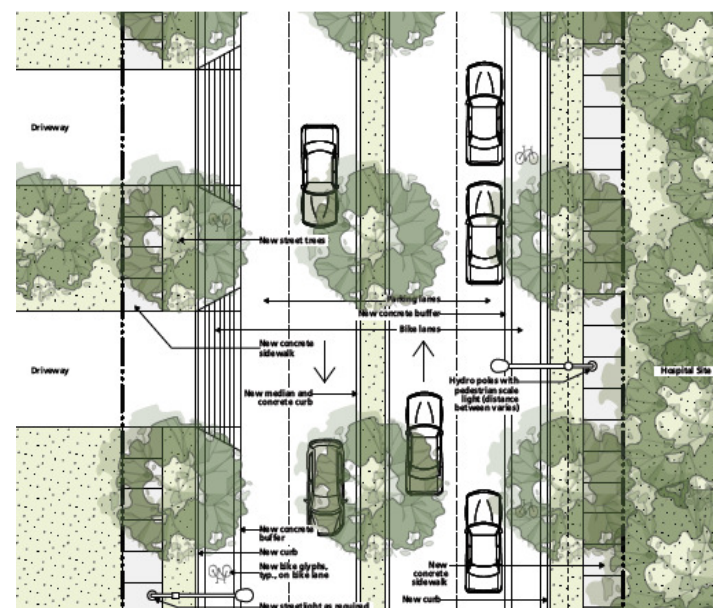
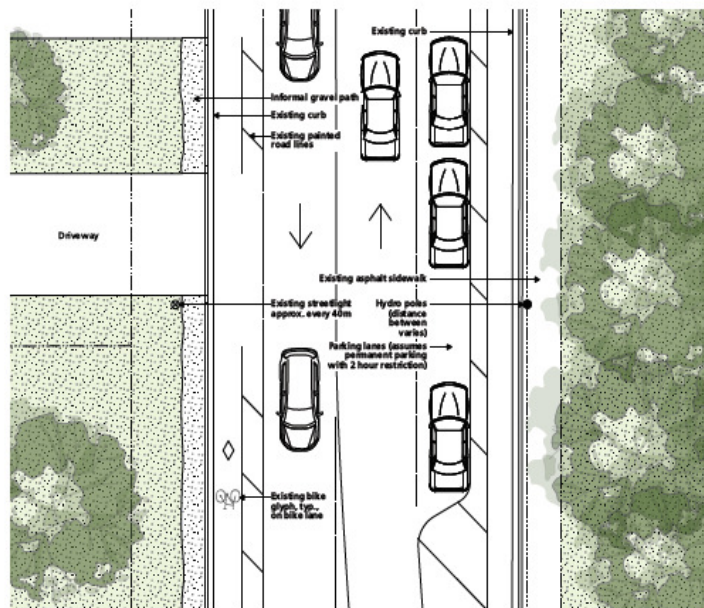
Precedent Images



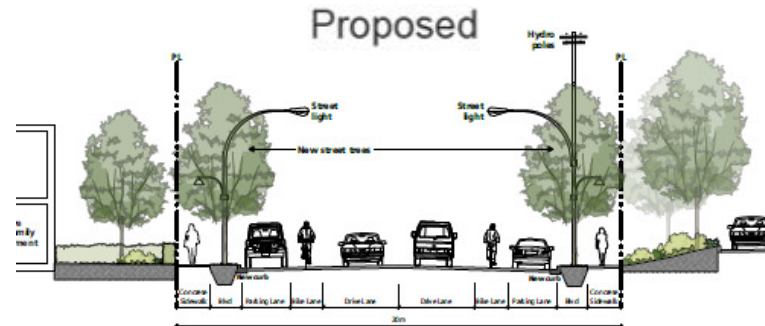
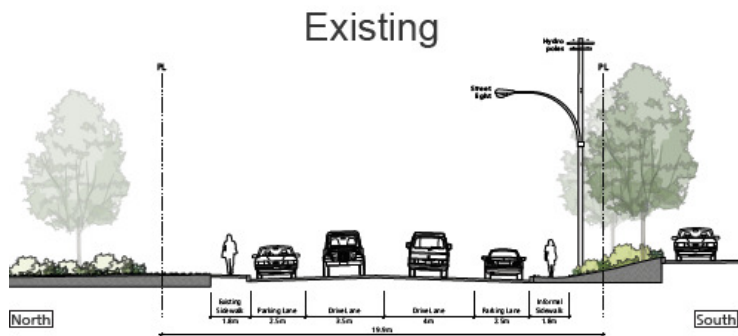
Boundary Avenue / Crescent



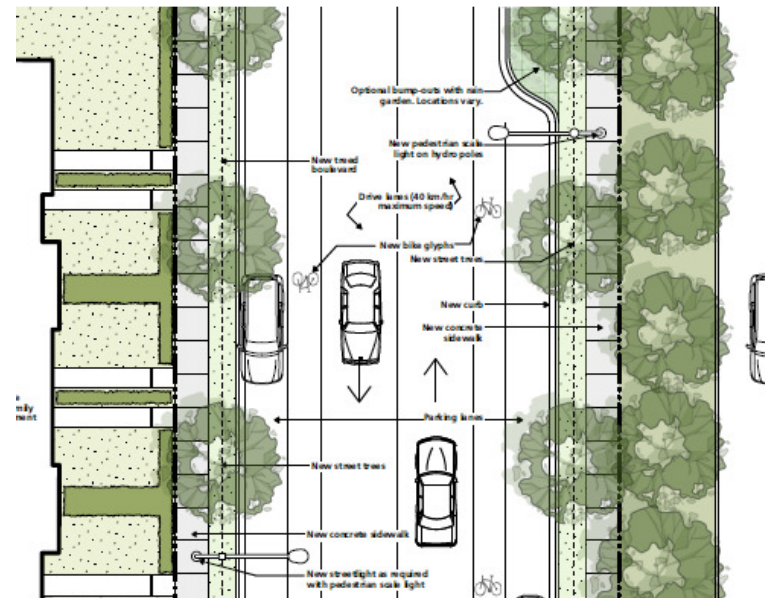
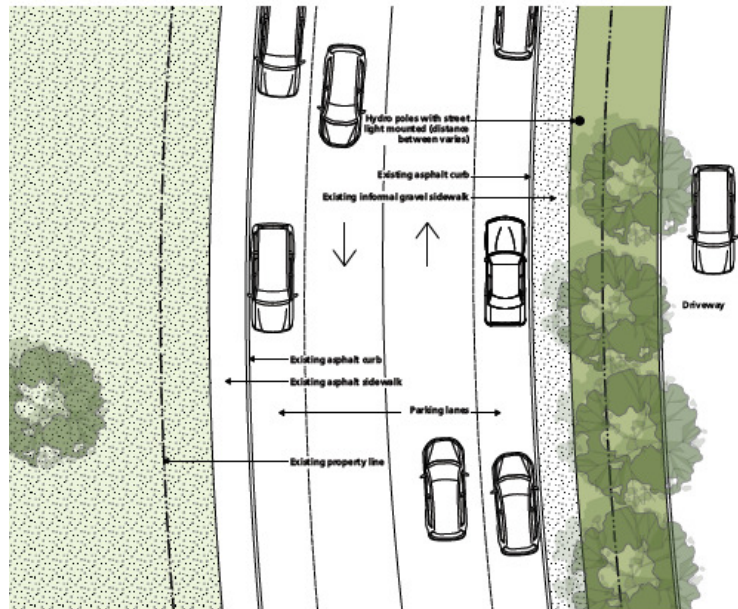
Precedent Images

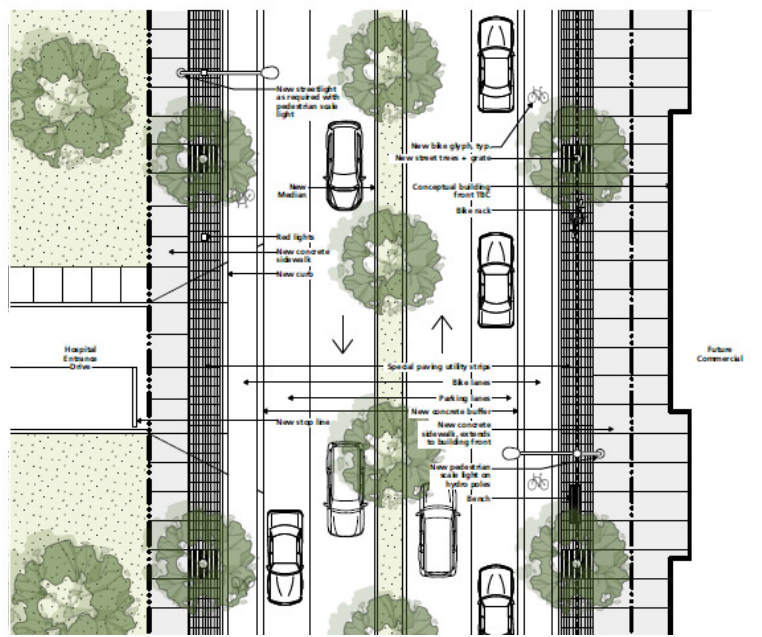


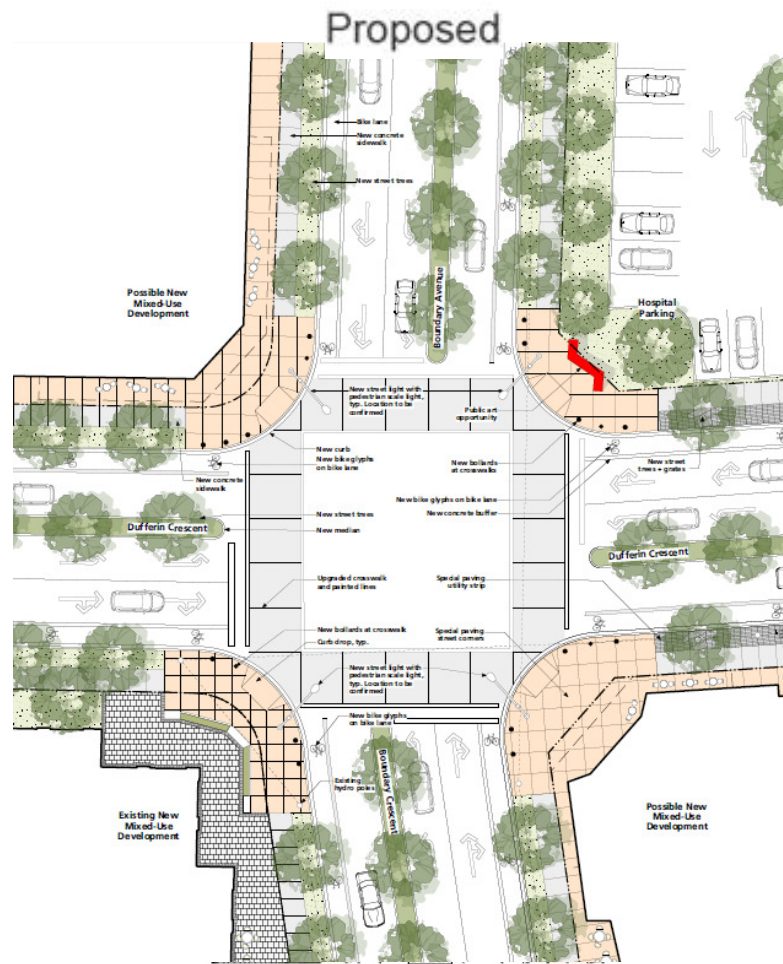
Dufferin Crescent (West)



Precedent Images





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Street Section Key

Street Section Key



Parking



Hospital Area Plan



Parking Management



Parking Strategy

Companion document to the Hospital Area Plan

Common development process and schedule

Unique goals and independent implementation timelines

Hospital Area Plan provides policy context for the Parking Strategy

Parking Policies



Parking

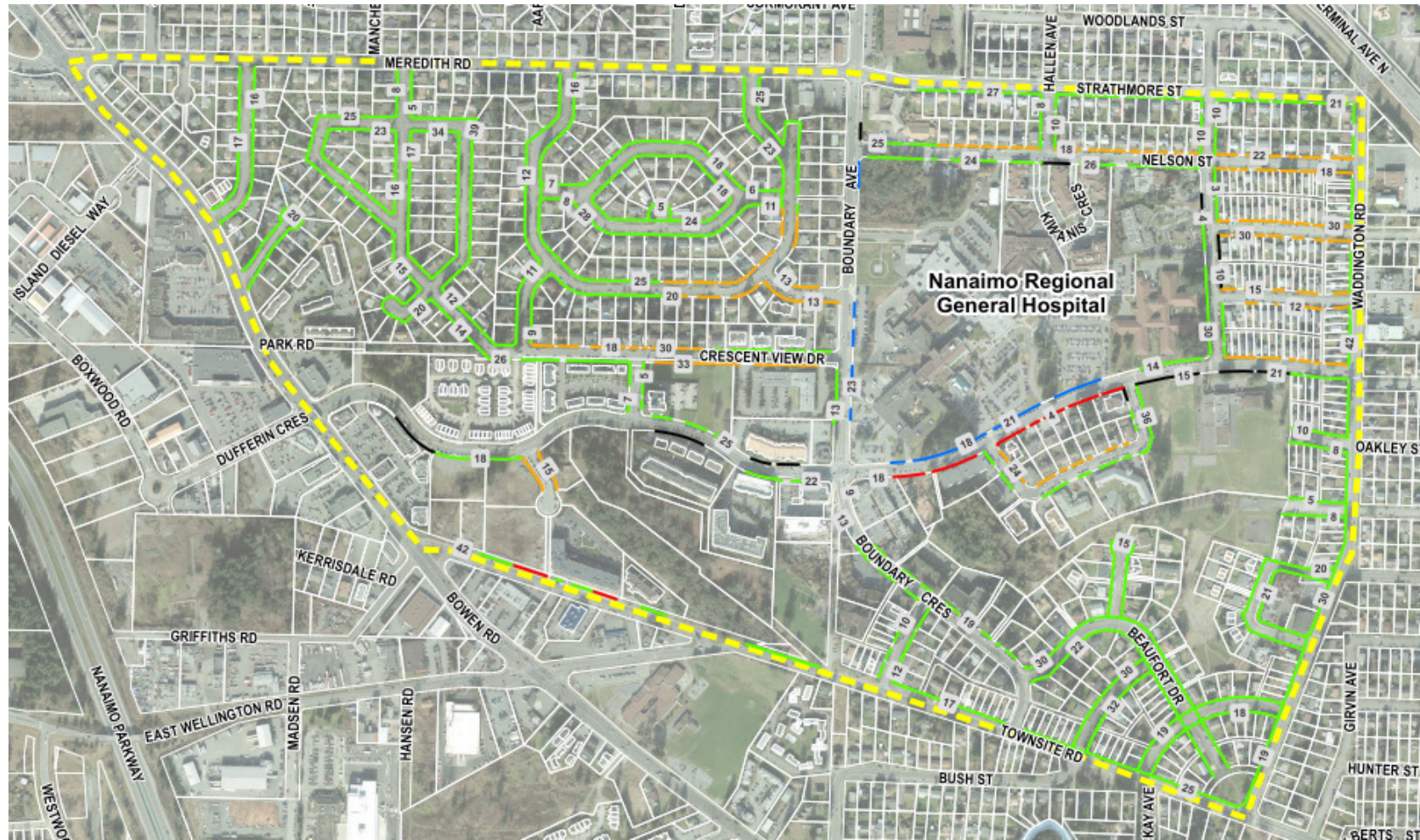
1. Implement, monitor, and update the Hospital Area Parking Strategy to manage on-street parking within the hospital area.
2. Direct revenue generated from parking management in the hospital area to infrastructure upgrades, initiatives, and programs that support the safe and efficient movement of non-automobile travel, including pedestrian, cycling and transit network improvements.
3. Partner with Island Health and other Hospital Area stakeholders to implement the City of Nanaimo's Parking Strategy.

Parking Management Strategies



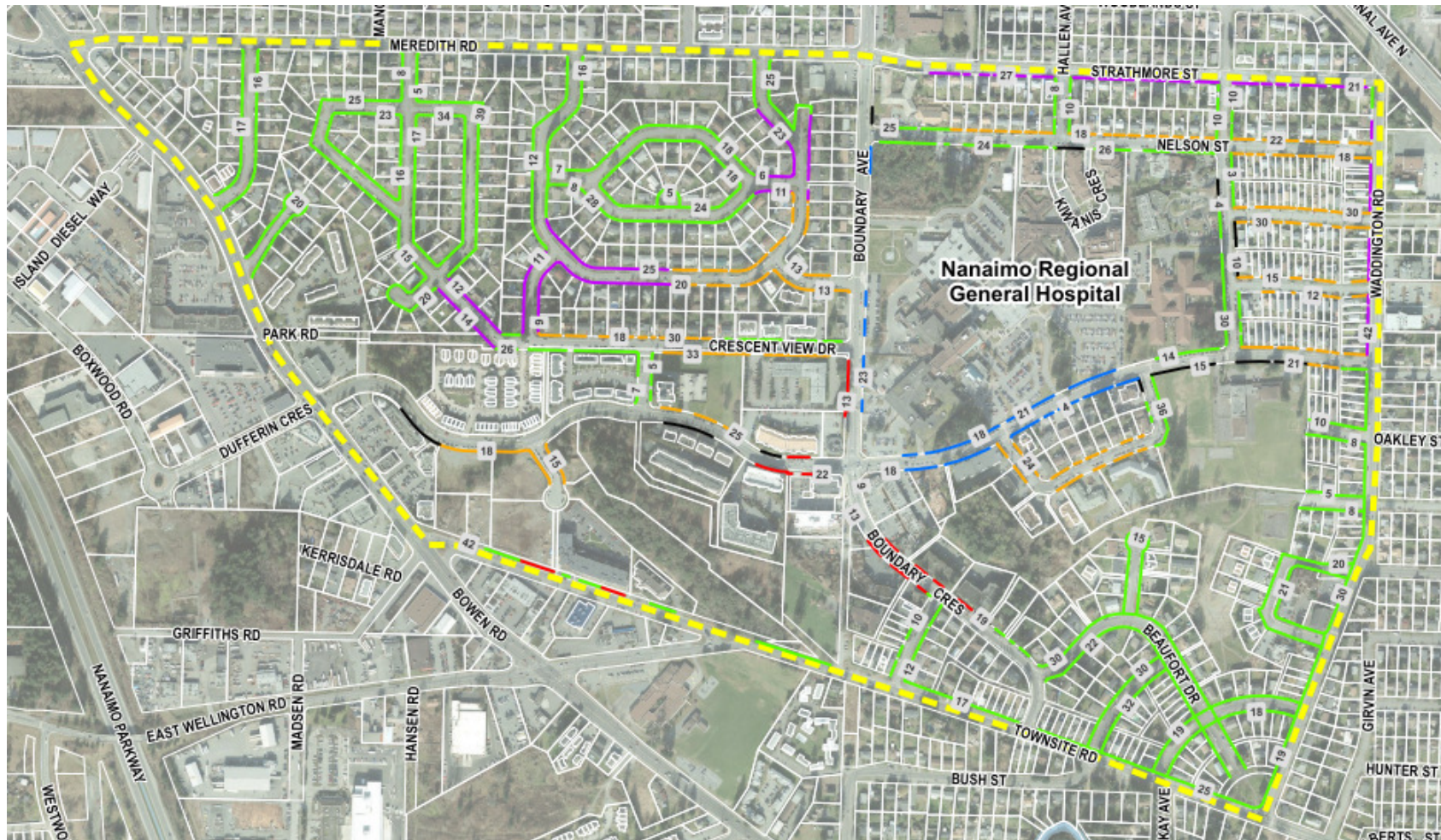
1. Transportation Demand Management
2. Leave most residential streets alone
3. Pay parking and two hour parking zones around hospital
4. Two-hour resident exempt parking nearby

Proposed Parking Restrictions (Phase 1.0)



Hospital Area Plan

Proposed Parking Restrictions (Phase 2.0)



Hospital Area Plan

Next Steps: Public Consultation



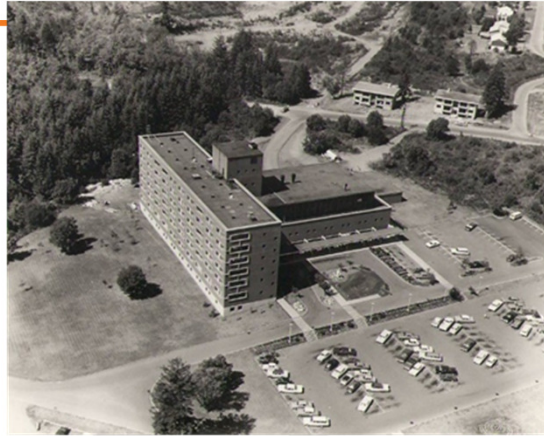
Stakeholder Meetings

Tuesday, April 10

Wednesday, April 11

Open House

Thursday, April 12



Hospital Area Plan