d r a f t Hospital Area Plan Open House Display

2018-APR-25
Community Planning & Development Committee

Hospital Area Plan

CITY OF NANAIMO
T H E   H A R B O U R   C I T Y

Outline

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

Hospital Area Plan

CITY OF NANAIMO
THE HARBOUR CITY

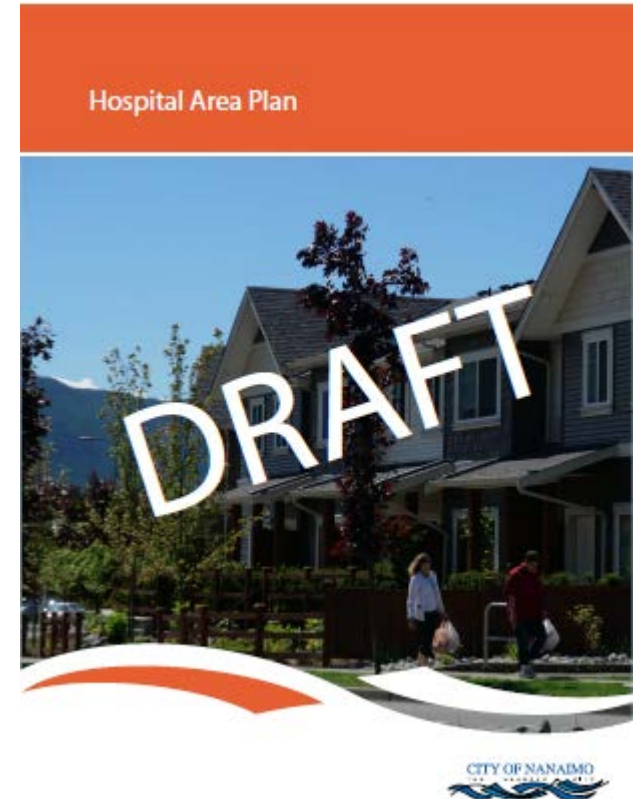# Purpose of the Area Plan

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.
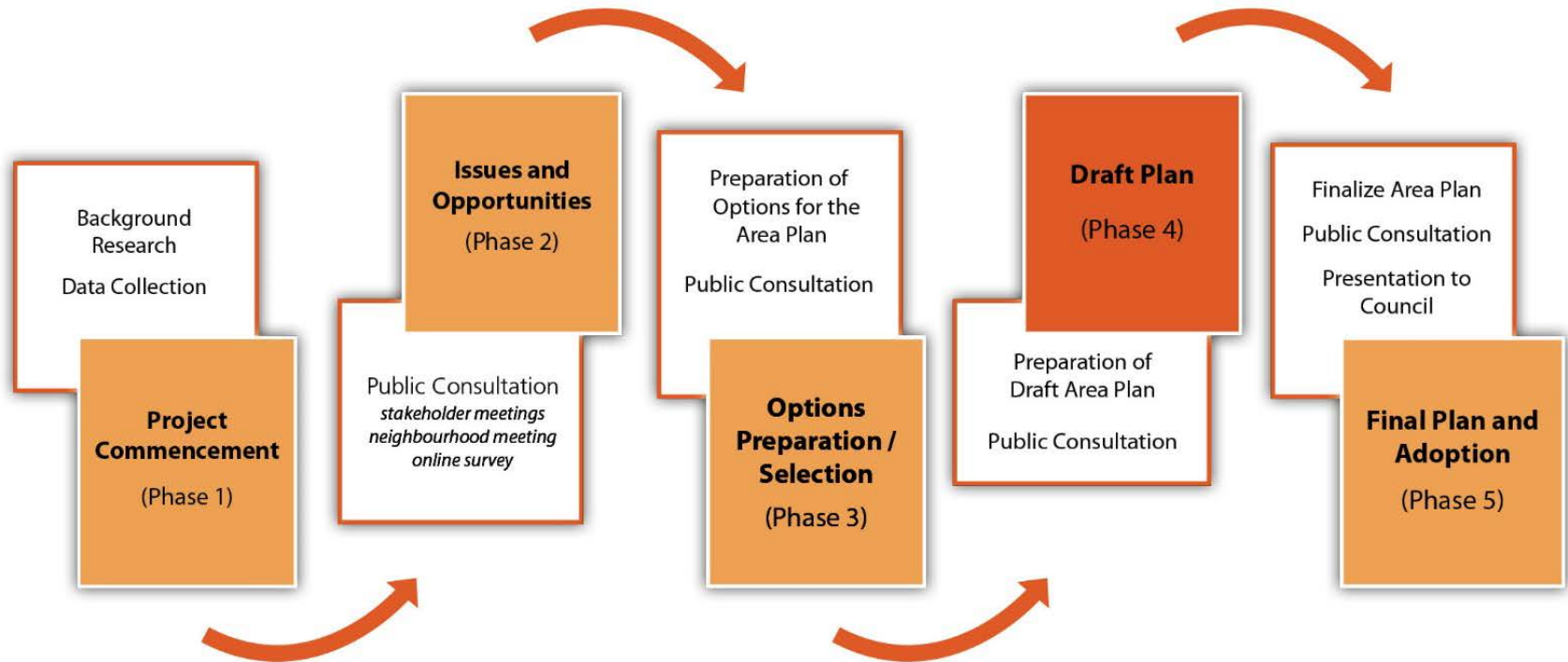
OCP Hospital Urban Node Policy

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

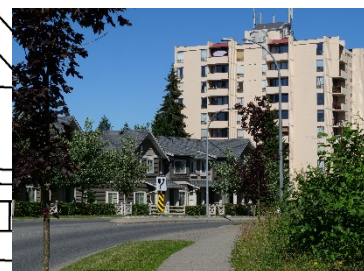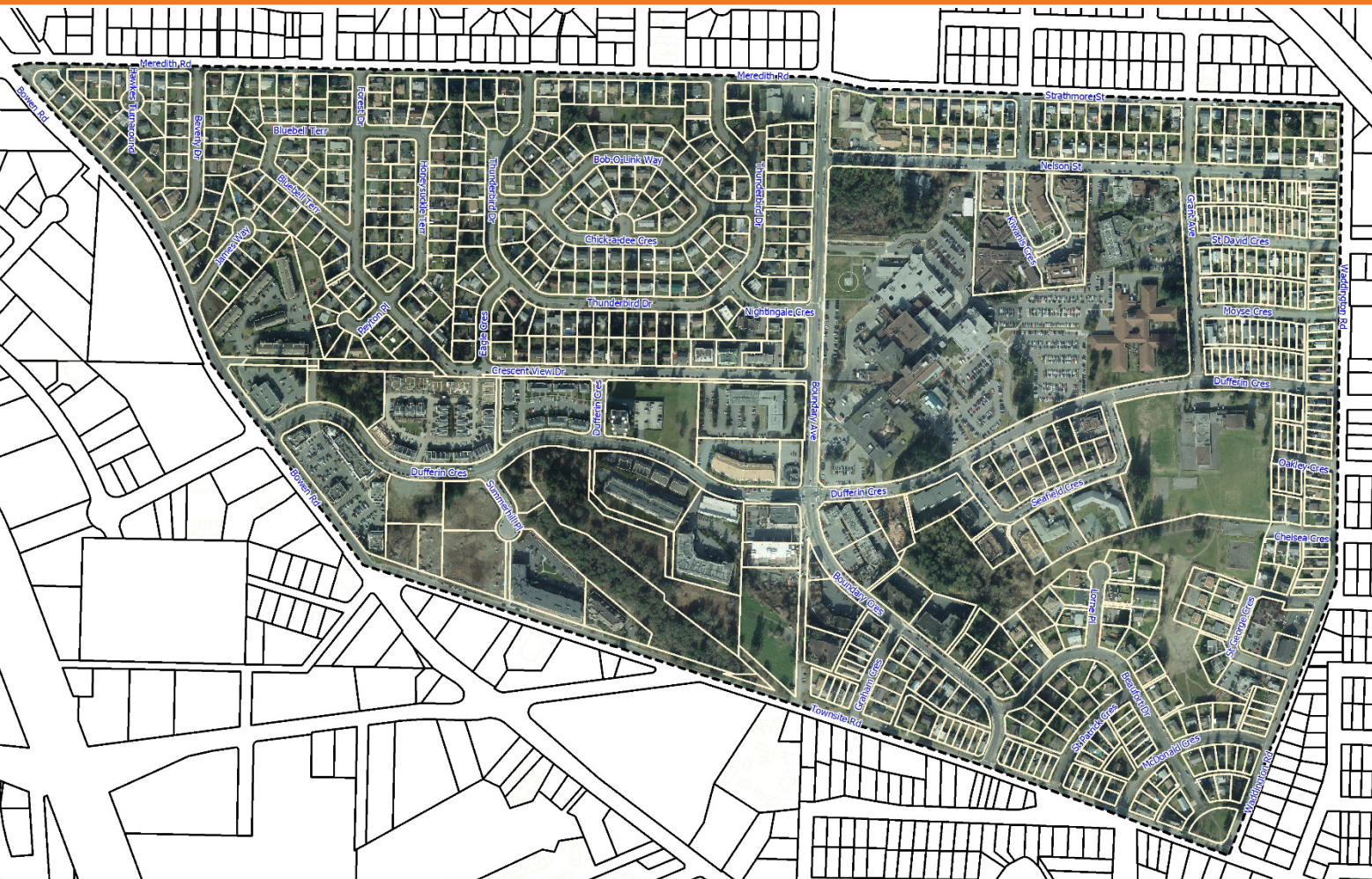**Hospital Urban Node Definition**

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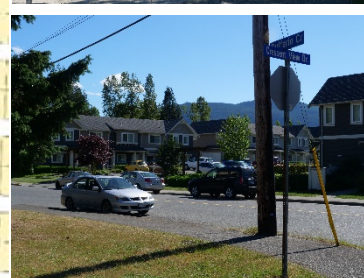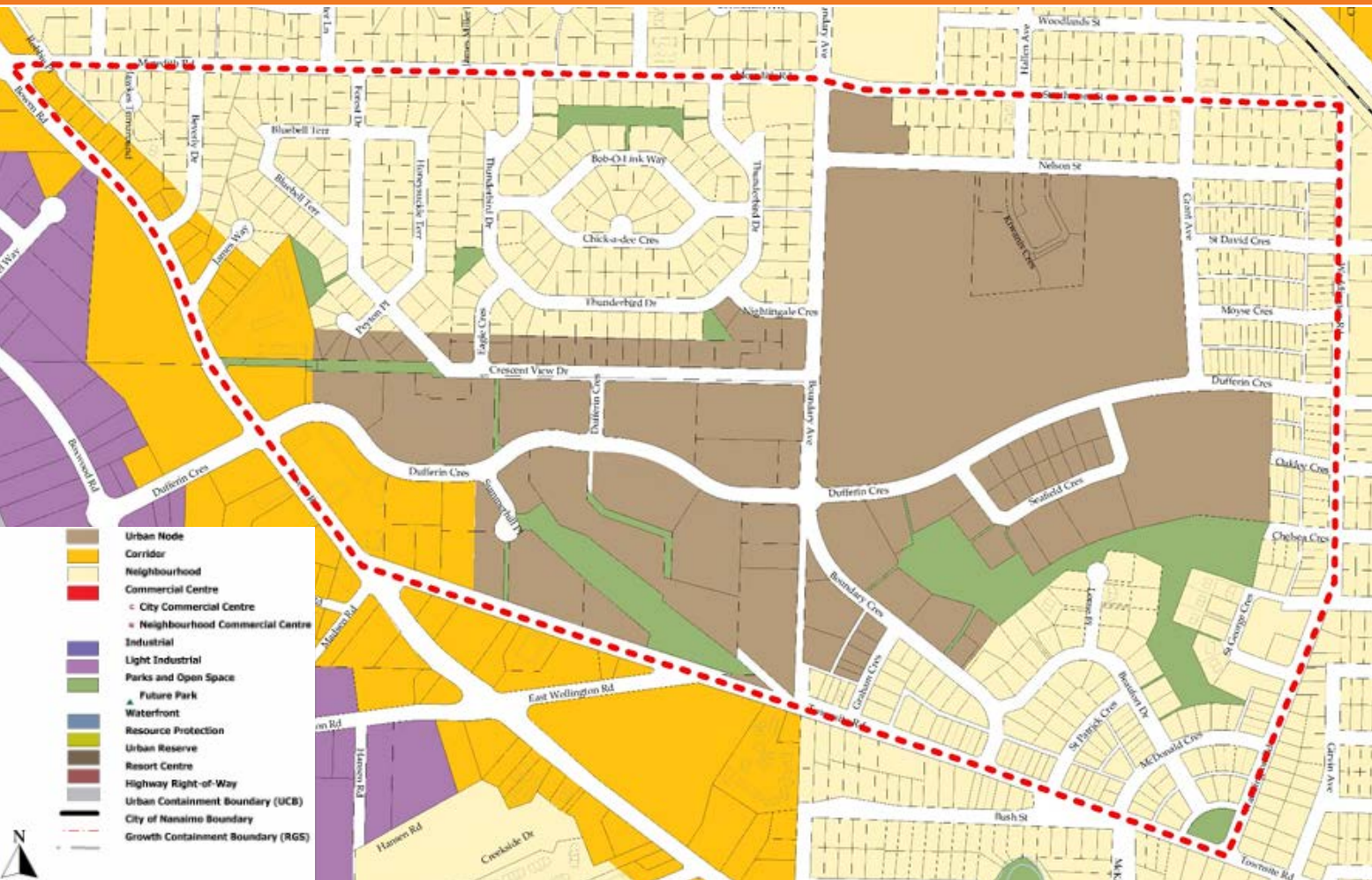

Hospital Area Plan

DRAFT

CITY OF NANAIMO

Process

CITY OF NANAIMO
THE HARBOUR CITY

Plan Area

OCP Map

Legend:

- Urban Node
- Corridor
- Neighbourhood
- Commercial Centre
  - c City Commercial Centre
  - * Neighbourhood Commercial Centre
- Industrial
- Light Industrial
- Parks and Open Space
  - ▲ Future Park
- Waterfront
- Resource Protection
- Urban Reserve
- Resort Centre
- Highway Right-of-Way
- Urban Containment Boundary (UCB)
- City of Nanaimo Boundary
- Growth Containment Boundary (RGS)

Hospital Area Plan

CITY OF NANAIMO
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Table of Contents

Draft Table of Contents

Hospital Area Plan

CITY OF NANAIMO
THE   HARBOUR   CITY

Land Use Planning

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
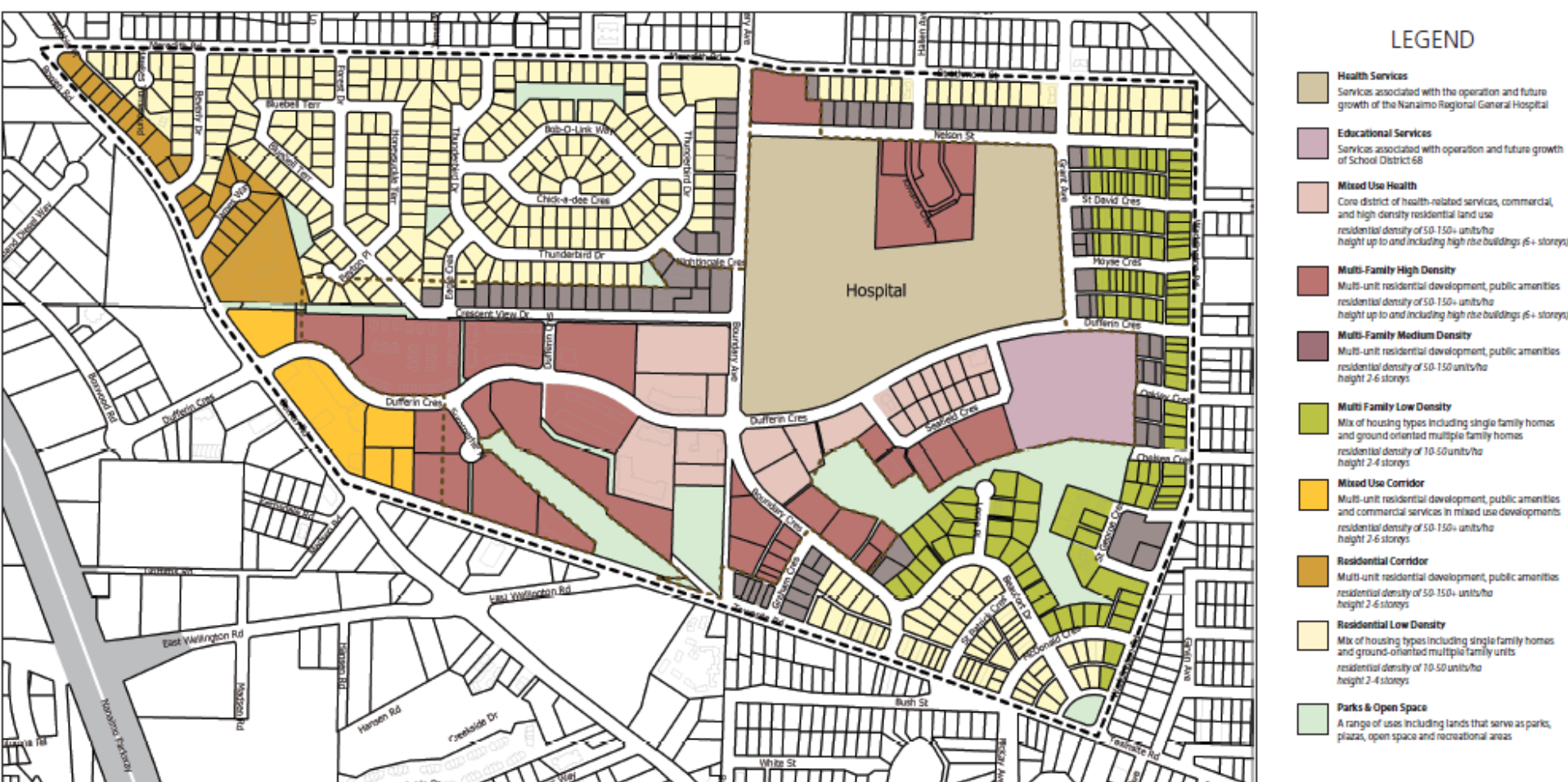
Land Use Policies

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 guideless 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.

CITY OF NANAIMO
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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

Beaufort Park and Hospital-Area Open Space

1. Clear and maintain existing pedestrian accesses to Beaufort Park as per Crime Prevention Through Environmental Design principles.

2. Develop new amenities to encourage the safe use and enjoyment of Hospital-Area parkland and open space, especially underutilised or isolated areas.

3. Link and coordinate capital projects, including infrastructure upgrades, and Parks and Open Space improvements that enhance the safe use and enjoyment of parkland within the Plan Area.

Hospital Area Plan

CITY OF NANAIMO
THE   HARBOUR   CITY
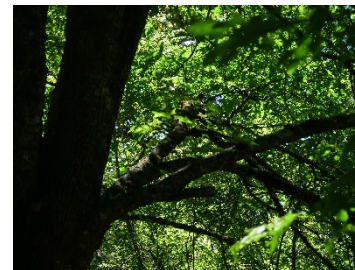
Urban Design Framework

Urban Design & Street Character
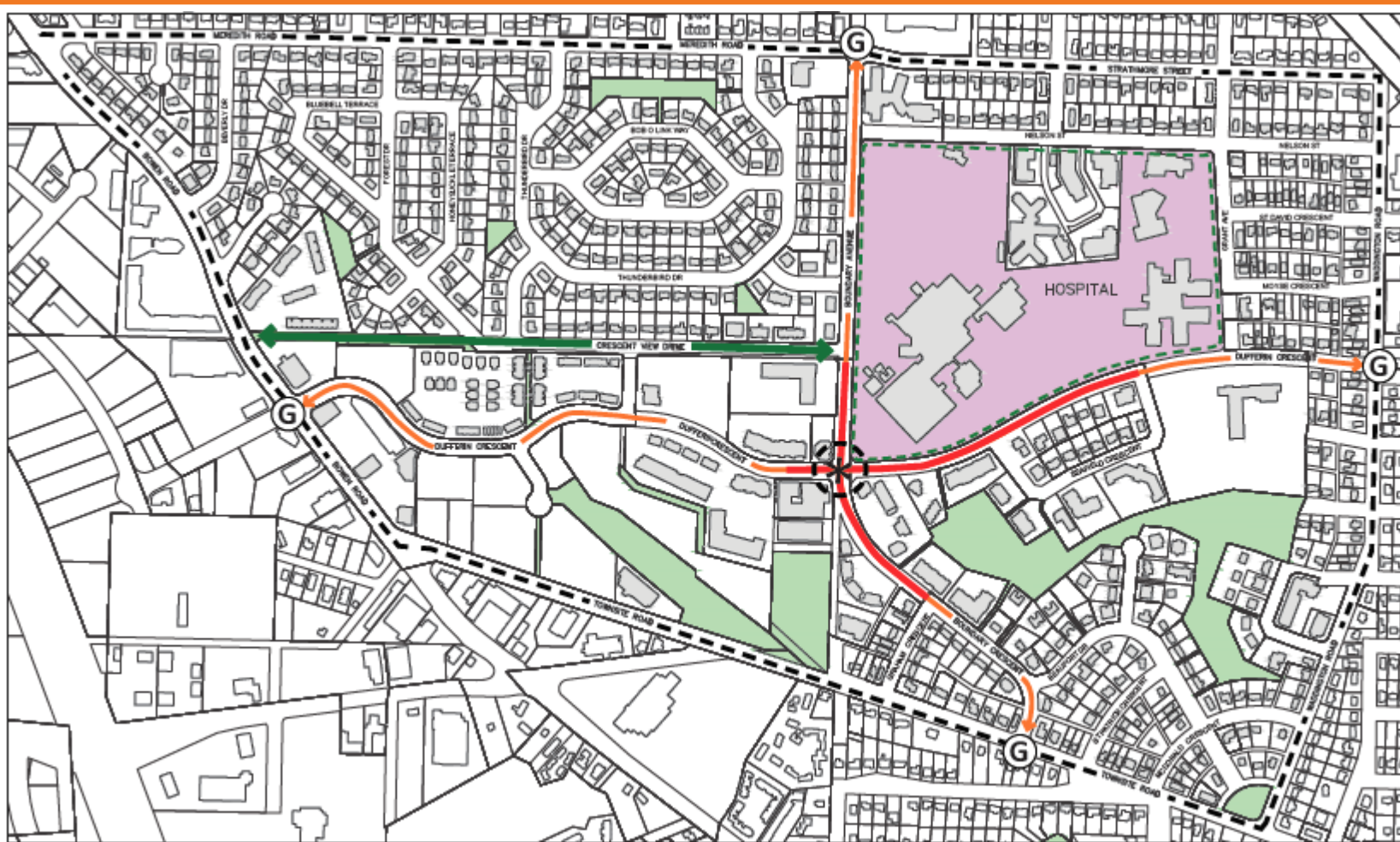
LEGEND

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

Hospital Area Plan

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Open Space & Pedestrian Connectivity

Hospital Area Plan

Mobility

LEGEND

Road Classifications Existing
- Provincial Highway
- Arterial
- Major Collector
- Minor Collector
- Commercial
- Industrial
- Neighbourhood

Road Classifications Proposed
- Proposed Neighbourhood

Transit
- Transit Route 30
- Transit Route 40

Cycling Network Existing
- Bicycle Lane
- Shared Use Lanes

Cycling Network Proposed
- Bicycle Lane

Hospital

Hospital Area Plan

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Urban Design Strategies

Urban Design

1. Develop a finer-grained network of pedestrian trails and pathways in the Hospital Area based on the historic Seafield Heights Plan and the existing pattern of radial streets in the Hospital Area. Focus new pedestrian connections through the Beaufort Park and the former Dufferin Elementary School site.

2. Develop a formal pedestrian trail in Koram Park linking Townsite Road and Summerhill Place.

3. Develop a formal pedestrian trail linking Dufferin Crescent and Koram Park via Duggan Road Park.

Crescent View Drive

Existing

Proposed
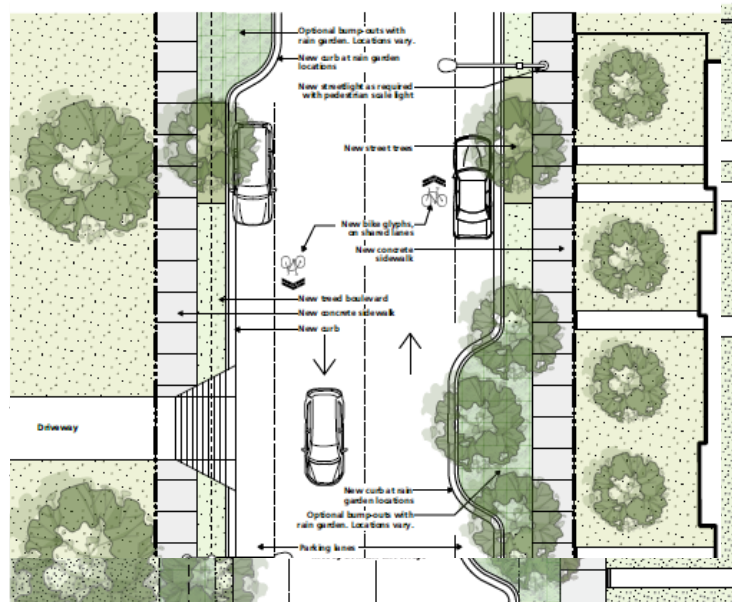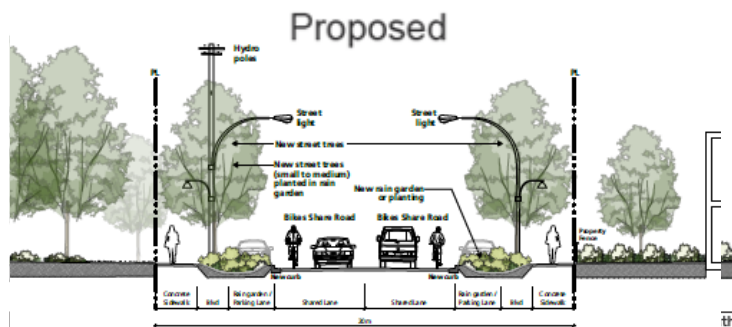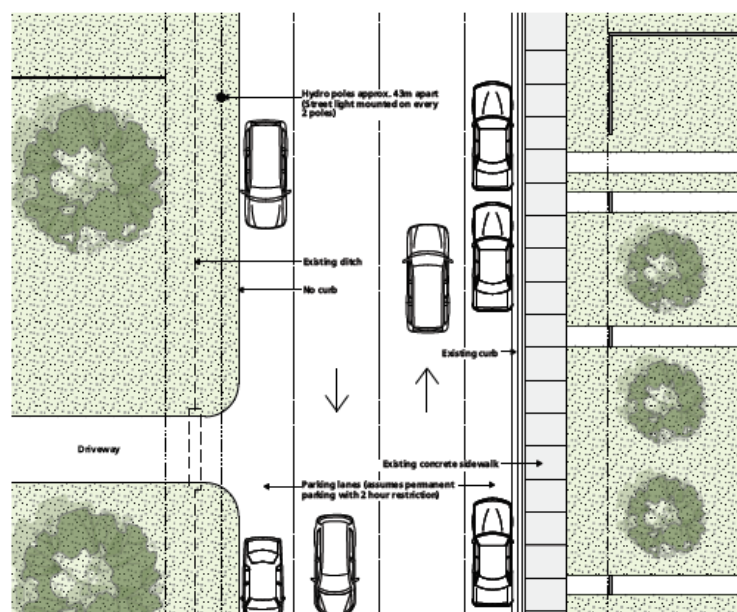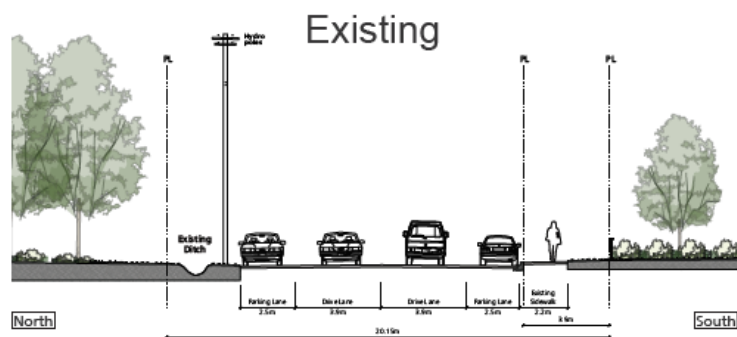
Precedent Images

Sidewalk/Treed boulevard

Shared road

Street bump-out with rain garden
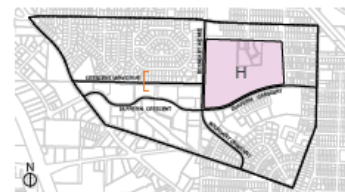
Street Section Key

Boundary Avenue / Crescent
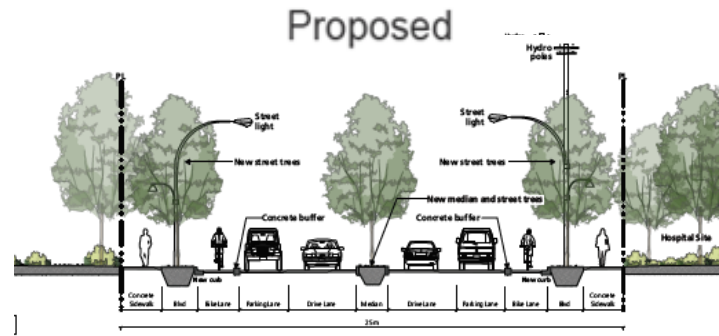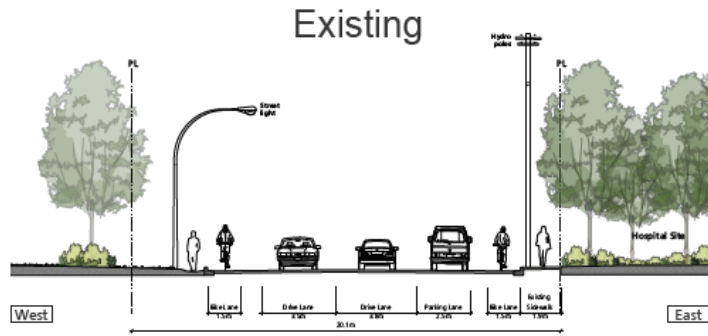
Existing

Proposed

Precedent Images
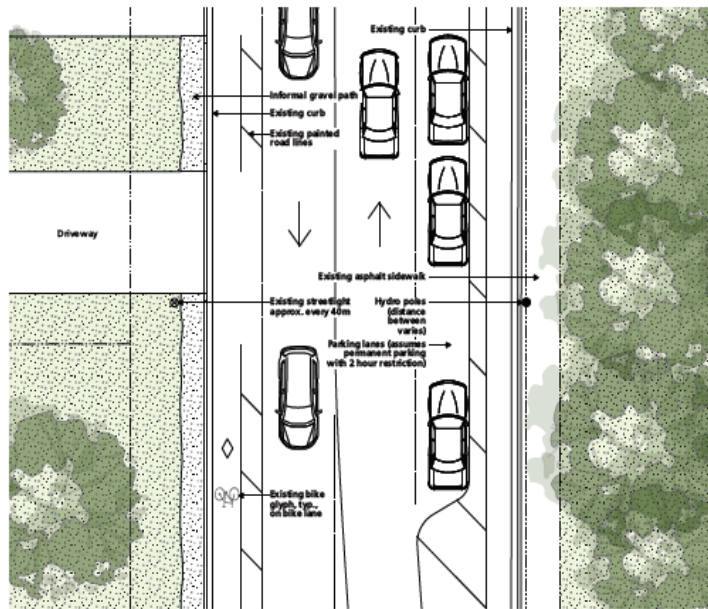
Sidewalk/Treed boulevard

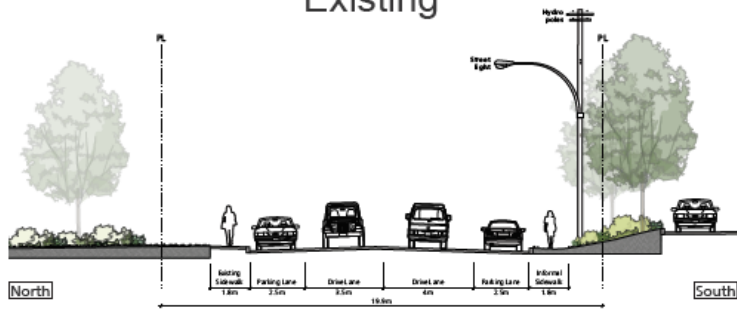Bike lane

Street bump-out with rain garden
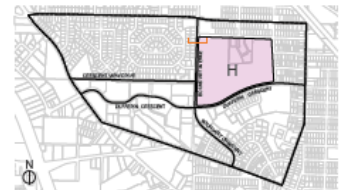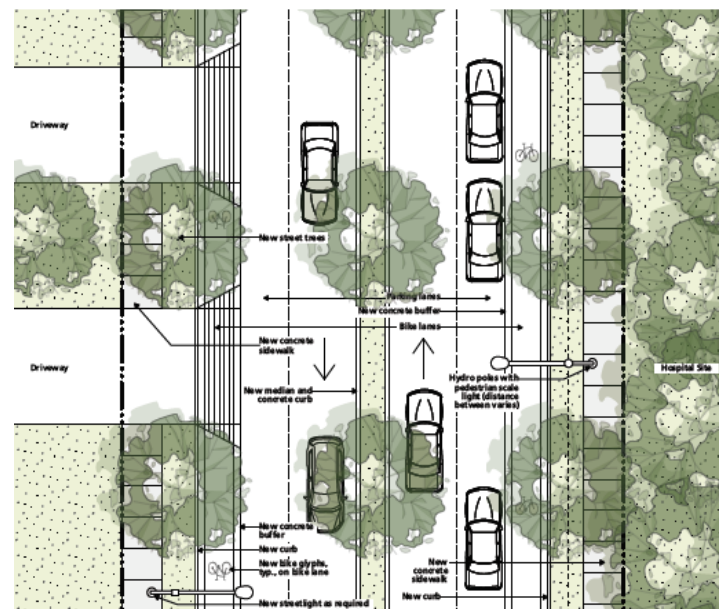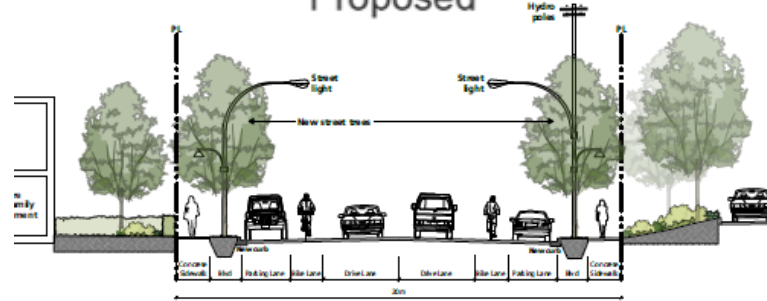
Street Section Key

Dufferin Crescent (West)

Existing
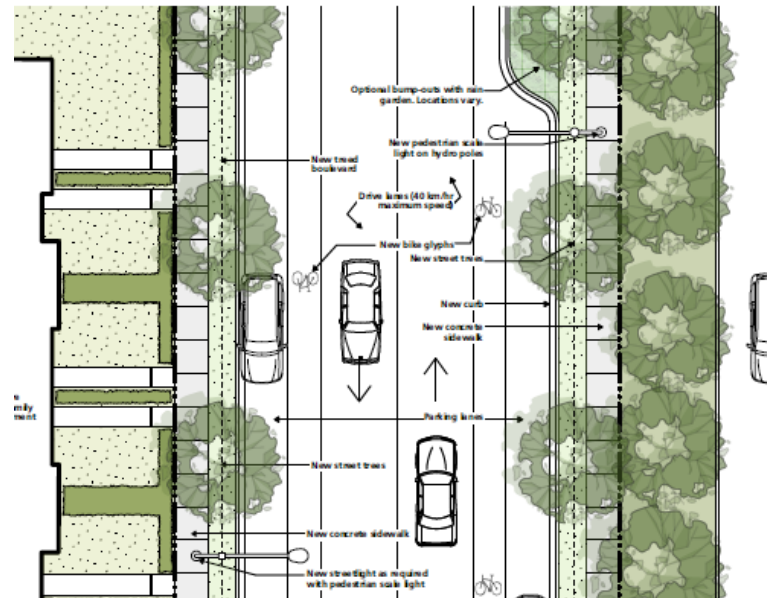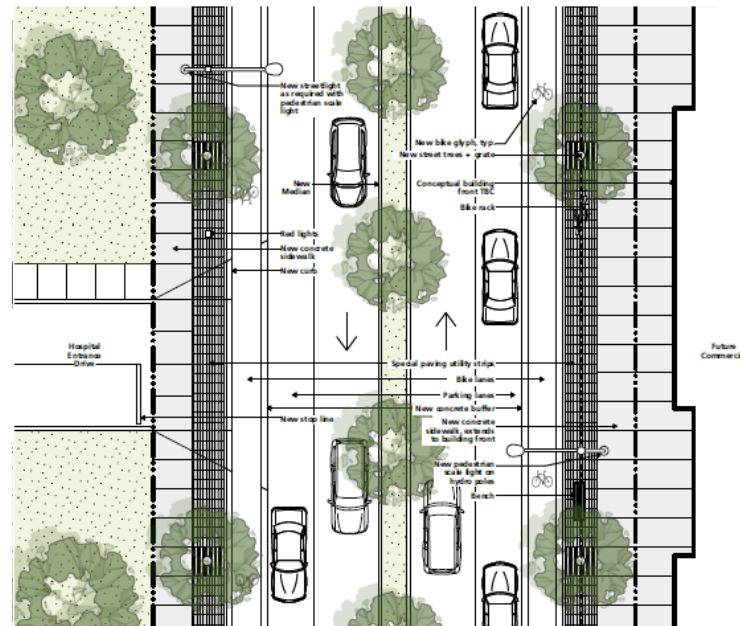

Proposed

Precedent Images

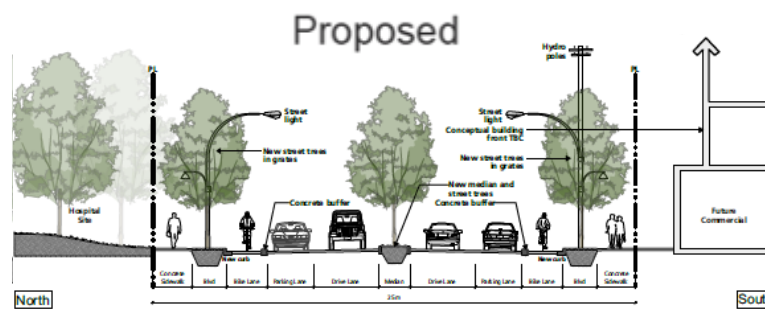Sidewalk/Treed boulevard

Shared lane

Street bump-out with rain garden

Street Section Key

Hospital Area Plan

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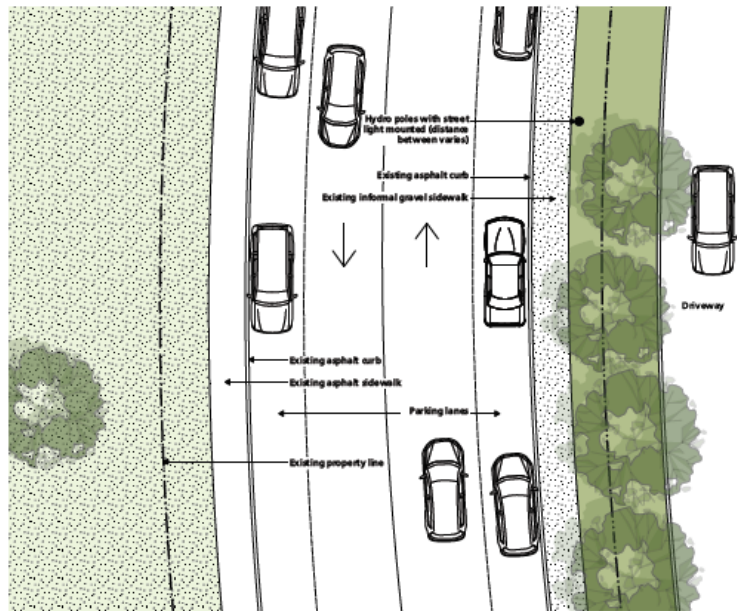
Dufferin Crescent (East) – Main Street
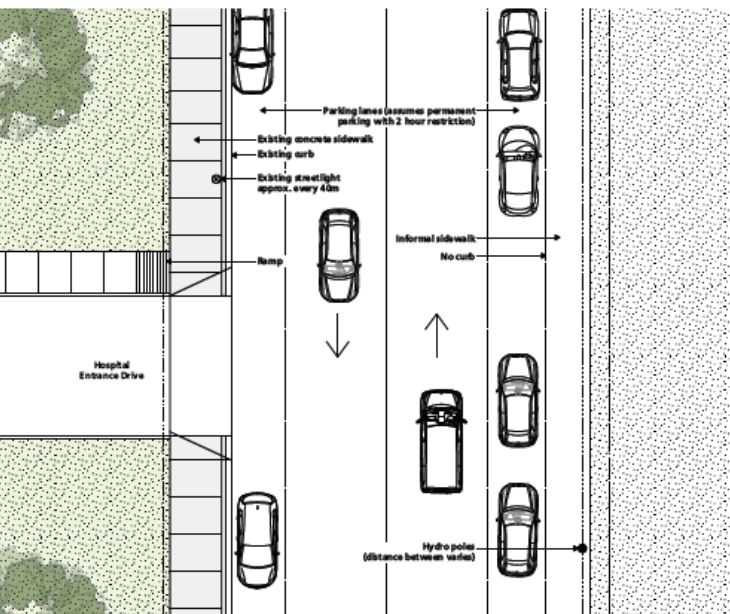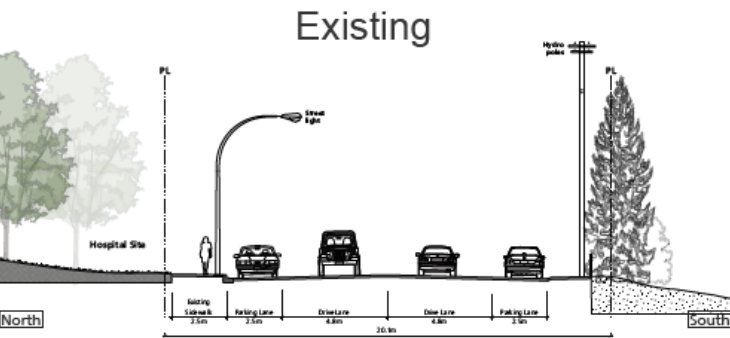
Existing

Proposed

Precedent Images

Paved boulevard with street trees
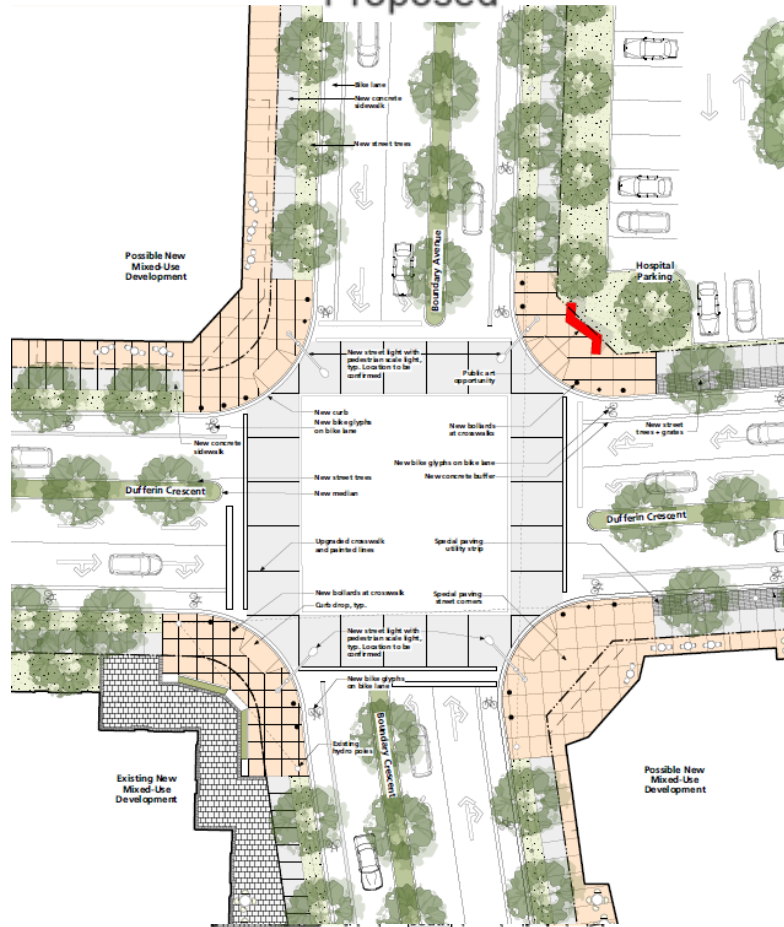
Sidewalk patios

Street bump-out with rain garden

Street Section Key

Core Intersection

Existing

Proposed

Precedent Images

Sidewalk patios

Paved boulevard with street trees

Street Section Key

Hospital Area Plan

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Parking

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.

Next Steps: Public Consultation

CPD Committee
Tuesday, May 15

Council – 1st / 2nd
Monday, June 11