

Hospital Area Plan

2018-MAY-15

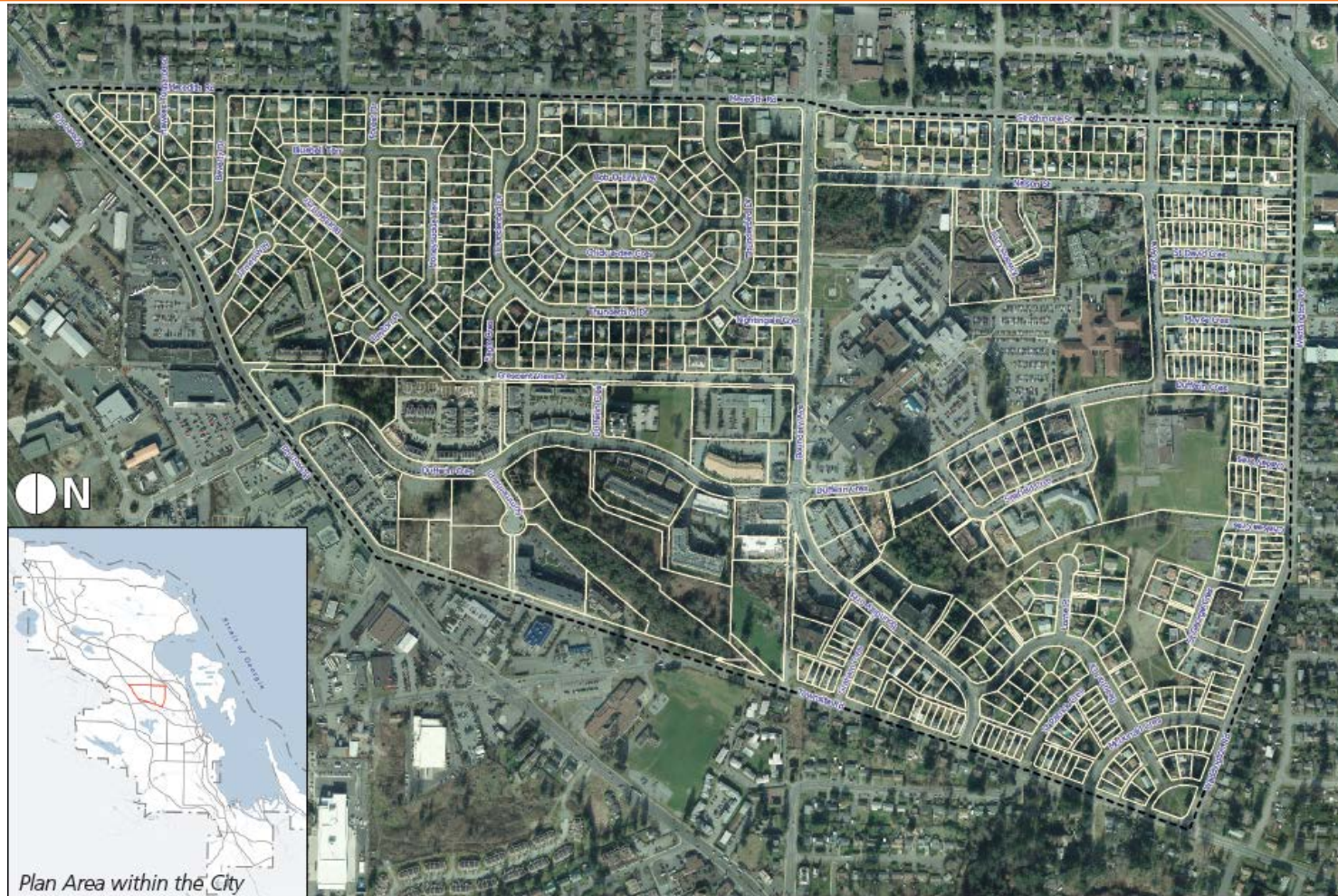
Community Planning and Development Committee

Outline



- 1 Introduction & Purpose
- 2 Area Plan Process
- 3 Final Plan
 - a) land use planning
 - b) urban design framework
- 4 Next Steps

Plan Area



OCP Map



Hospital Area Plan

Purpose of the Area Plan

OCP Hospital Urban Node Policy

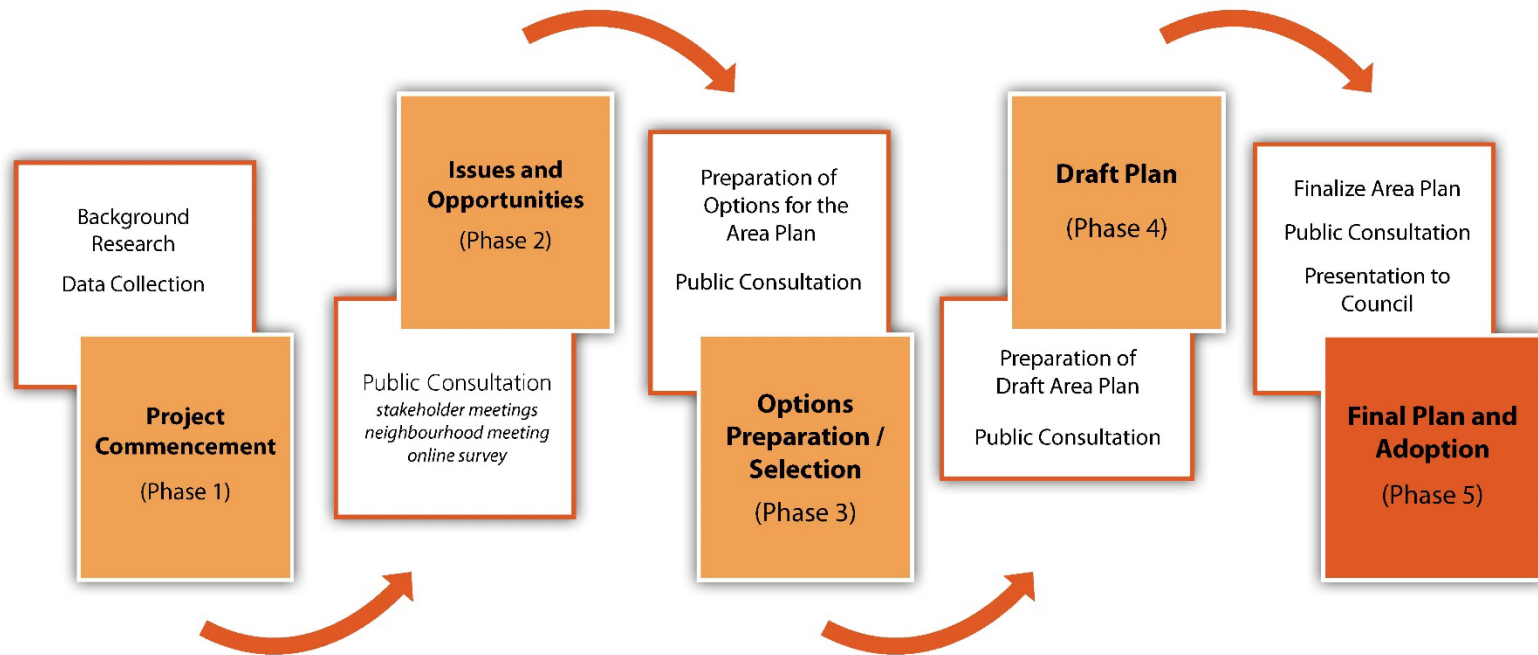
An Area Plan will be developed for the Hospital Urban Node in consultation with area residents, business owners and stakeholders.

Hospital Urban Node Definition

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



Process



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

Table of Contents

1 Introduction

- 1.1 Policy Context for the Hospital Area Plan
- 1.2 Purpose and Plan Elements
- 1.3 Plan Context
- 1.4 Neighbourhood History
- 1.5 Potential Heritage Properties

2 Plan Process

3 Urban Design Framework

- 3.1 Introduction
- 3.2 Urban Design Principles
- 3.3 Urban Design and Street Character
- 3.4 Pedestrian Connections and Open Space
- 3.5 Transportation, Transit and Cycling Networks

4 Plan Policies

- 4.1 Introduction
- 4.2 Land Use Principles
- 4.3 Land Use and Development
- 4.4 Transportation and Infrastructure
- 4.5 Open Space and Connectivity
- 4.6 Parking Management
- 4.7 Partnerships and Communication

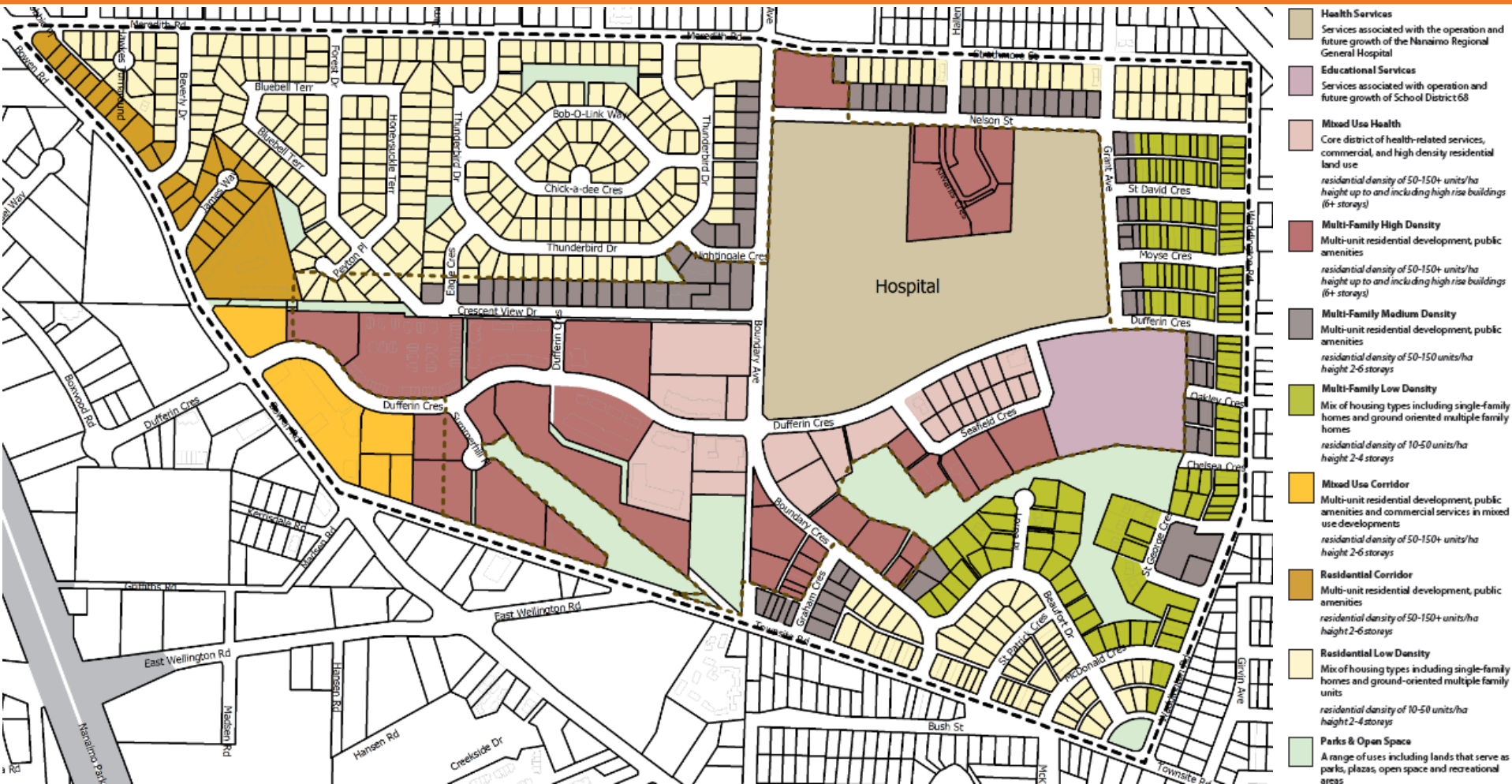




Land Use Planning



Land Use Plan

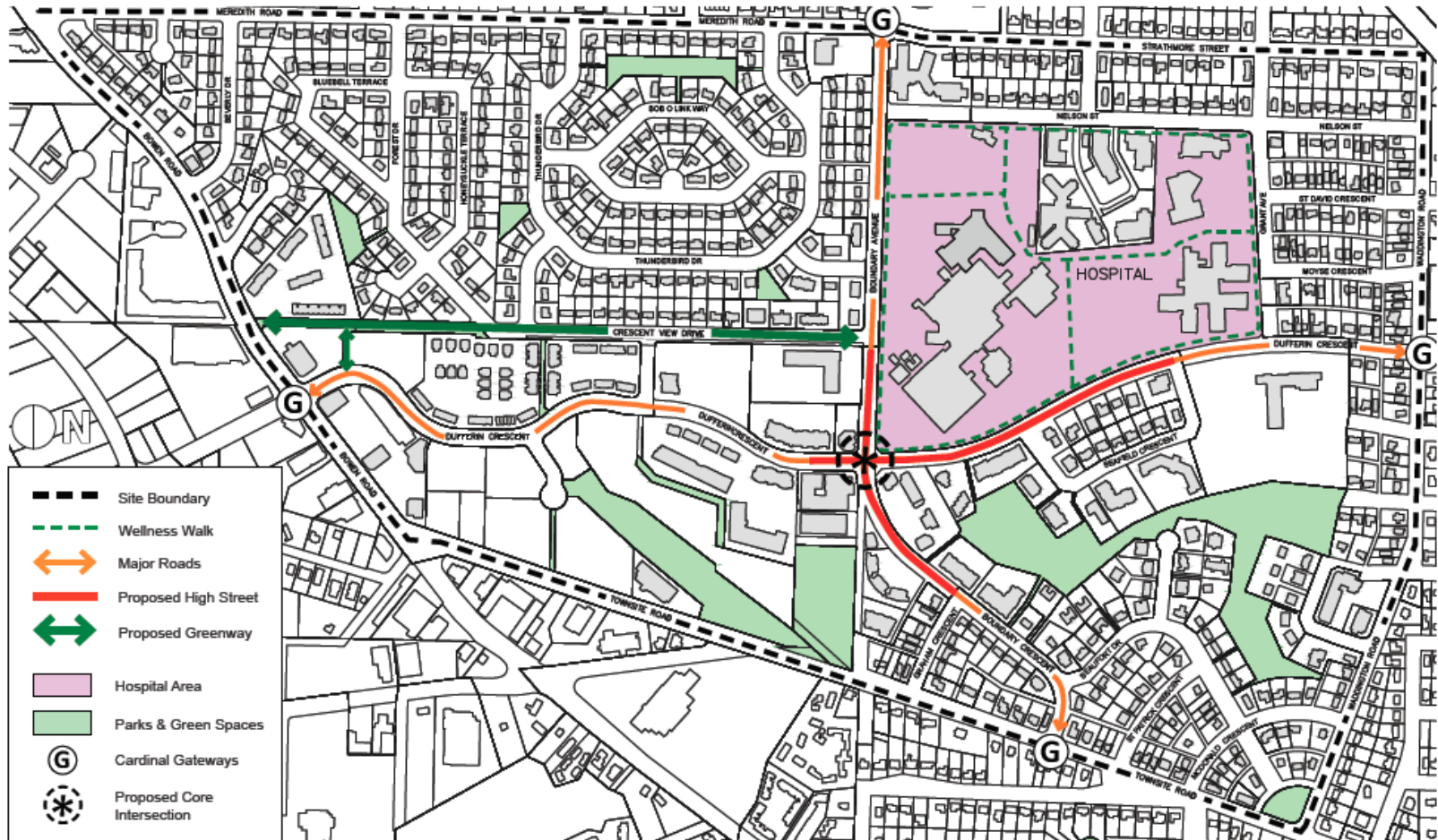




Urban Design Framework



Urban Design & Street Character



Gateway Images



Public art



Public art



Public art



Wayfinding



Landscaped plaza at corner



Neighborhood art on banner/posts



Neighborhood banners



Entry signage



Neighborhood wayfinding signage



Flags and banners



Signage

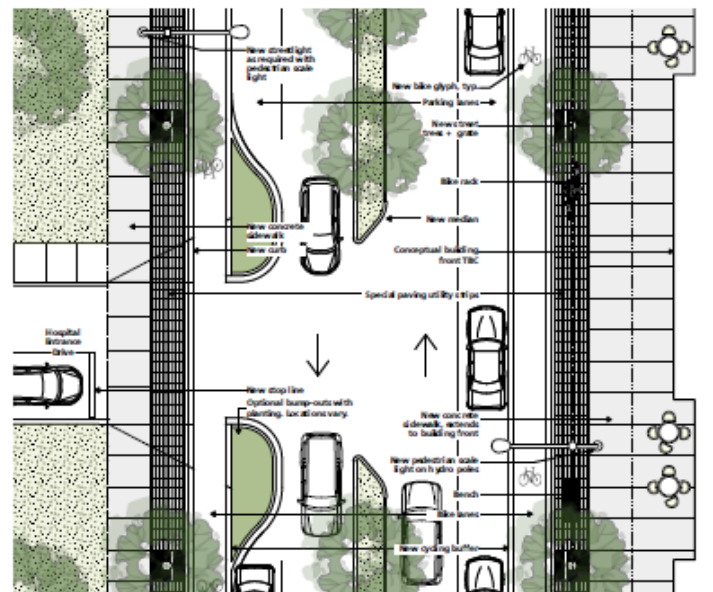
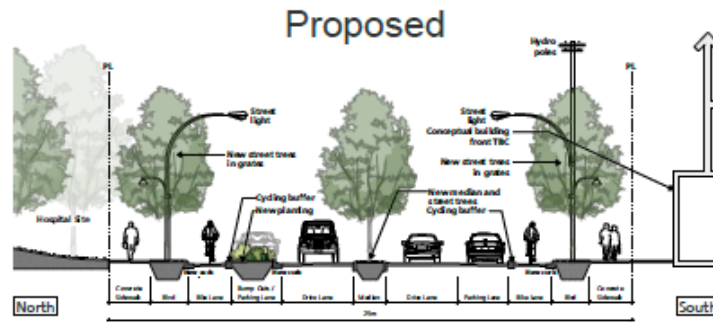
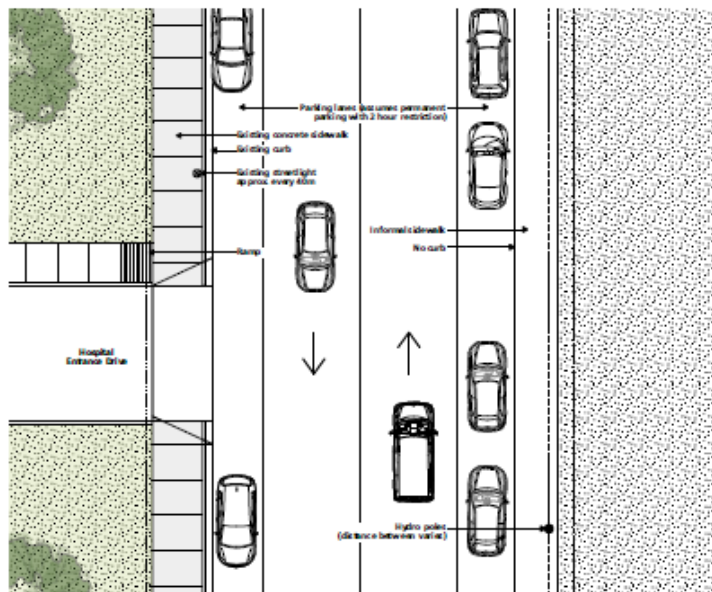
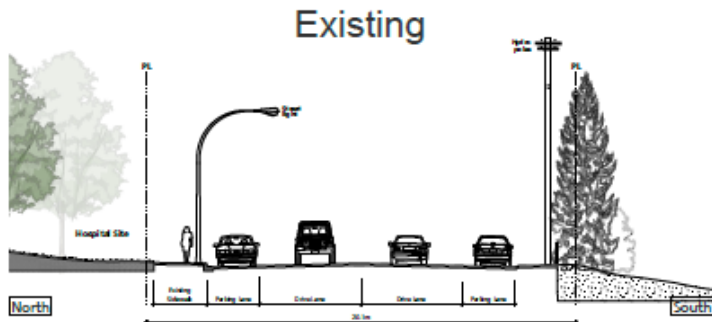


Entry street lighting



Pedestrian wayfinding

Dufferin Crescent (East) – Main Street



Precedent Images



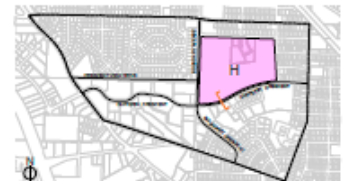
Paved boulevard with street trees



Sidewalk patios

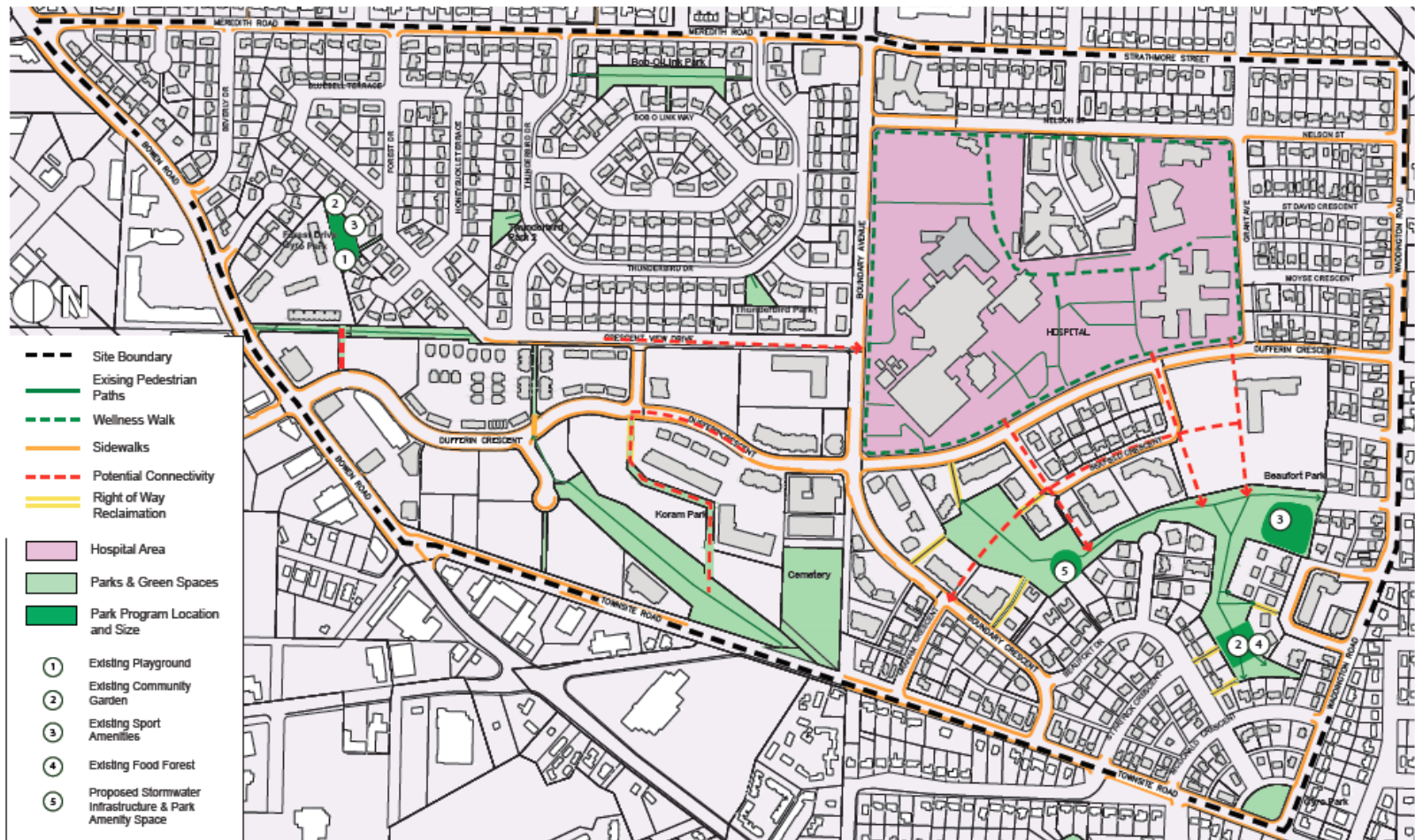


Street bump-out with planting



Street Section Key

Open Space & Pedestrian Connectivity



Wellness Walk



Landscaped path and outdoor seating



Landscaped path



Landscaped path



Seating node with shelter



Streetscape, paths and planting



Streetscape, seating and planting



Urban path with seating node



Landscaped path



Landscaped path



Distance markers/wayfinding



Lighting



Landscaped path

Beaufort Park Improvements



Park infographics



Corridors and open tree canopy



Wayfinding and rest area



Observation point



Signage



Wayfinding



Sports court



Open access and corridors

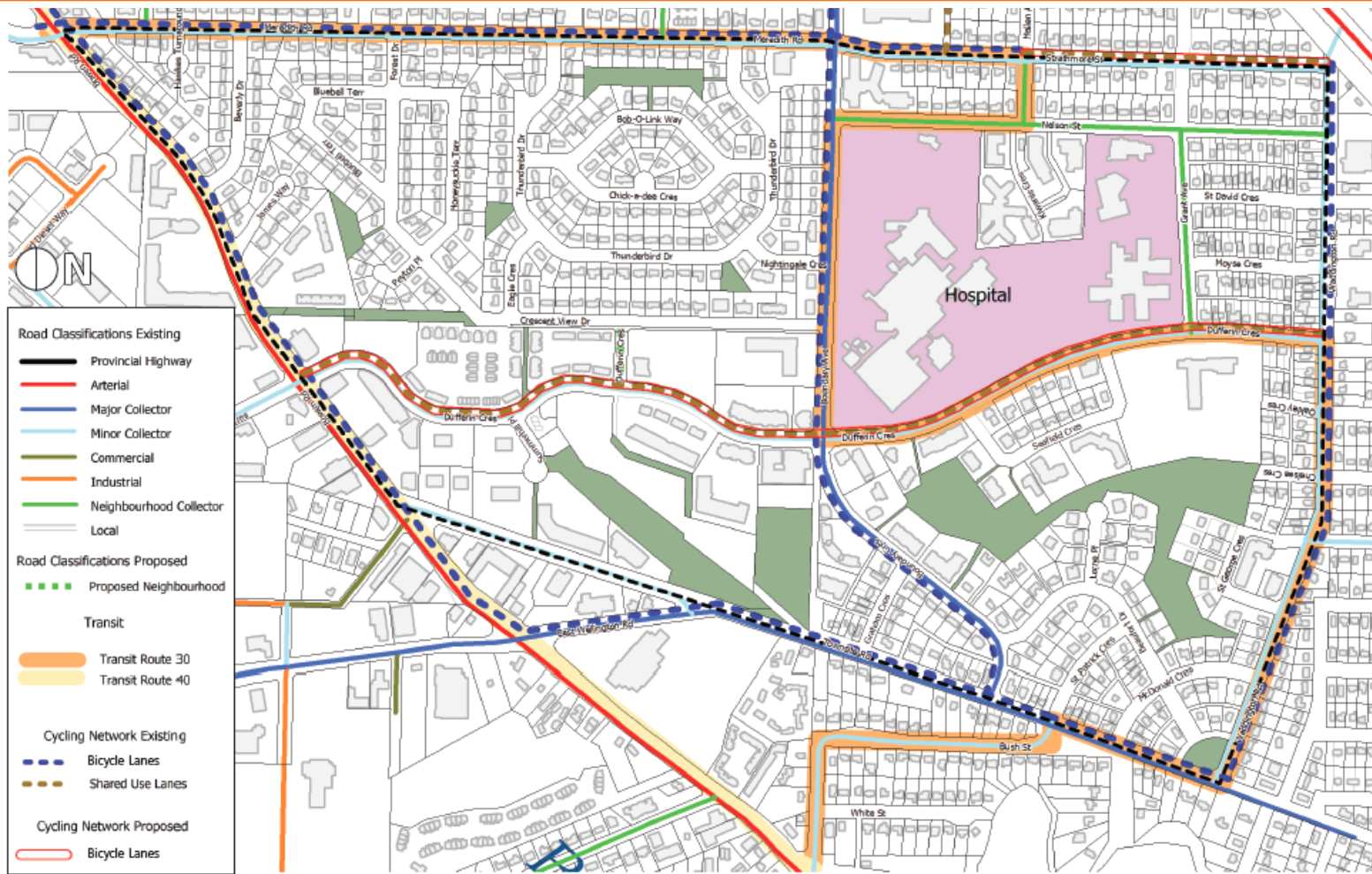


Playground

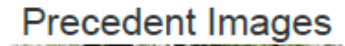
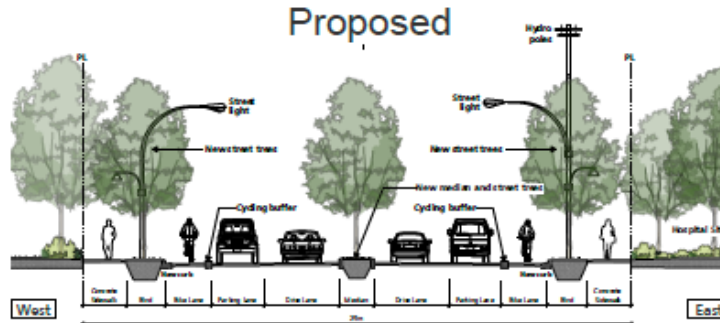
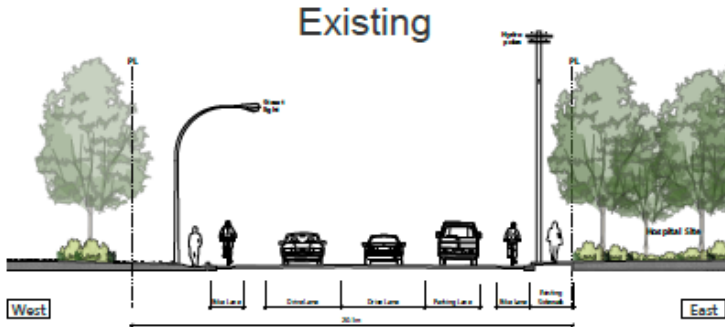


Trail wayfinding and signage

Mobility



Boundary Avenue / Crescent



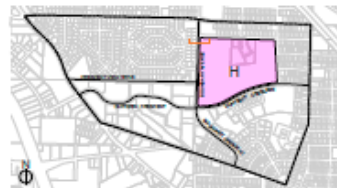
Sidewalk/Treed boulevard



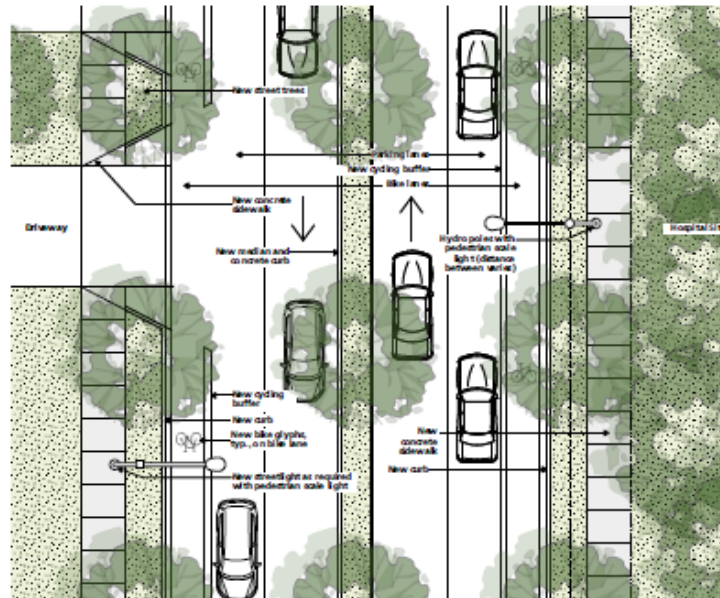
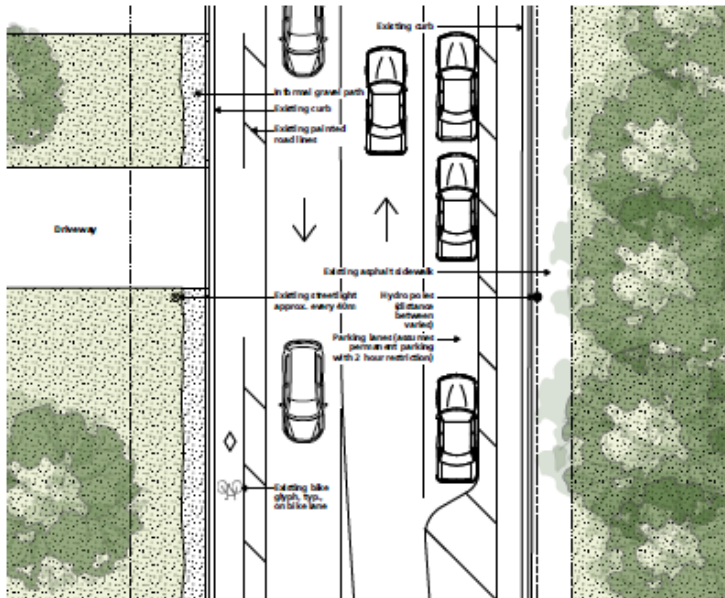
Treed median



Protected bike lane



Street Section Key





Parking



Parking Management Strategies



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

Next Steps: Bylaw Adoption



Bylaw Introduction

2018-JUN-11



Public Hearing

2018-JUL-05





SCHEDULE X

OFFICIAL COMMUNITY PLAN AMENDMENT 2008 NO. 6500

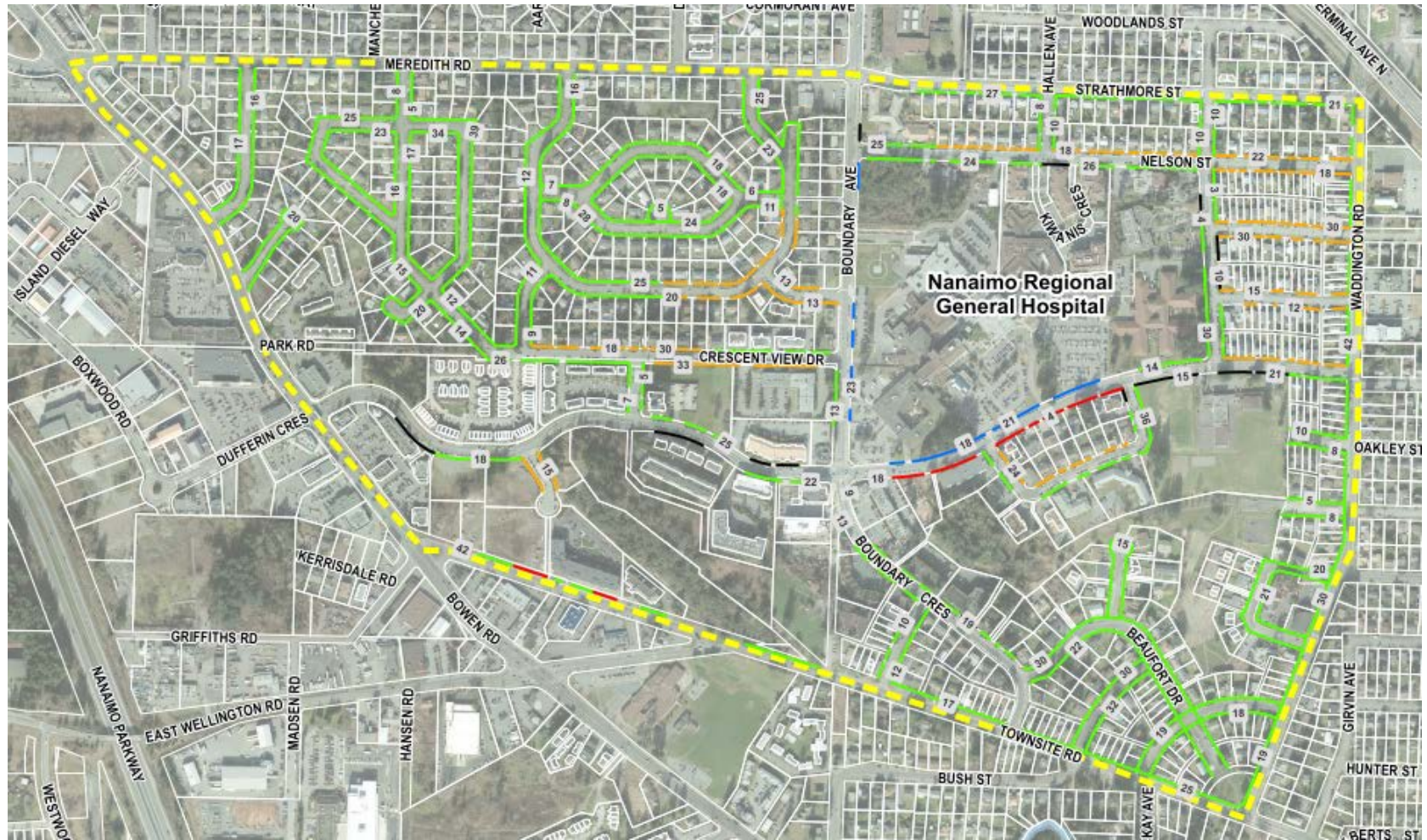
Hospital Area Plan



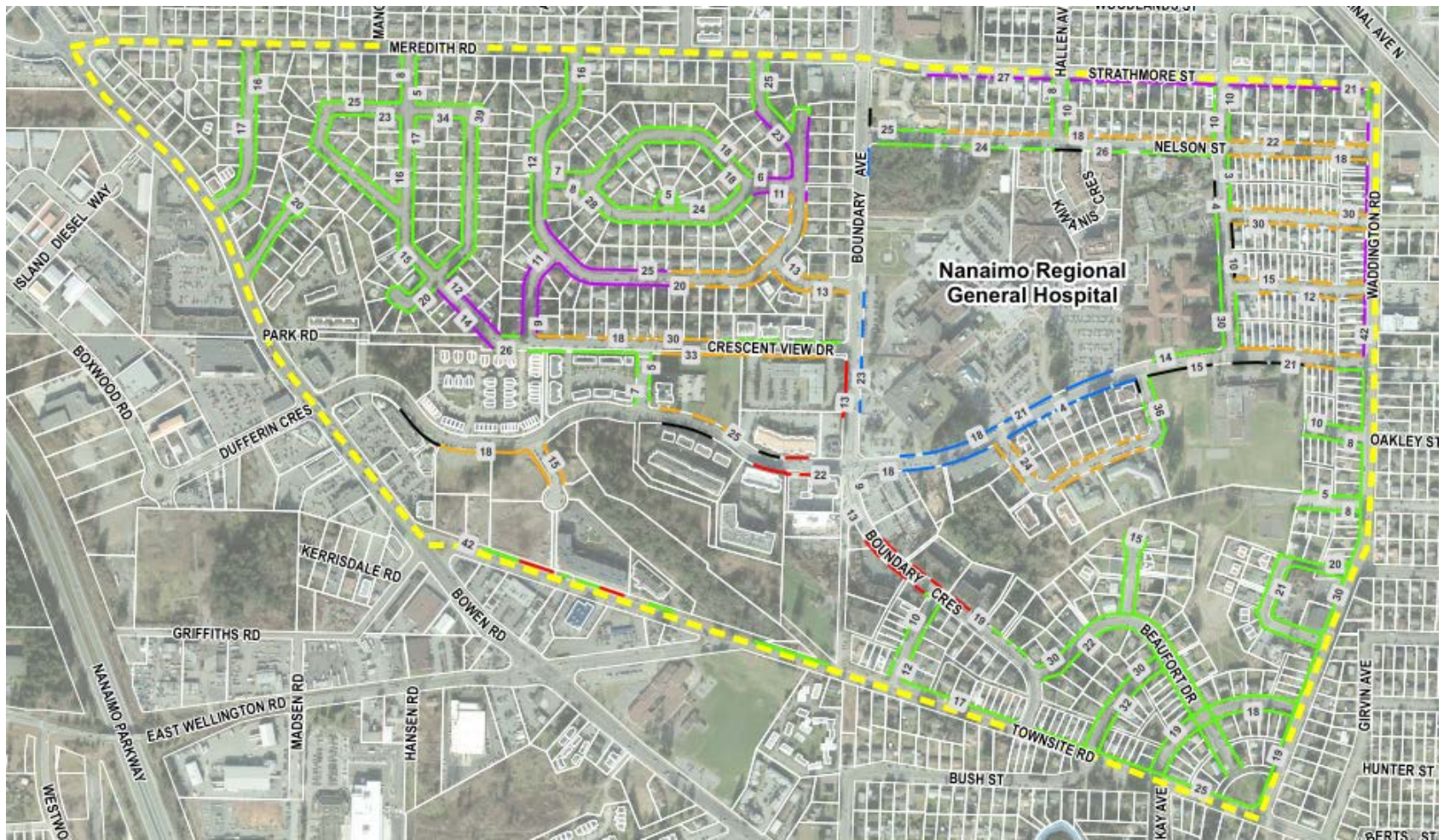
Hospital Area Plan



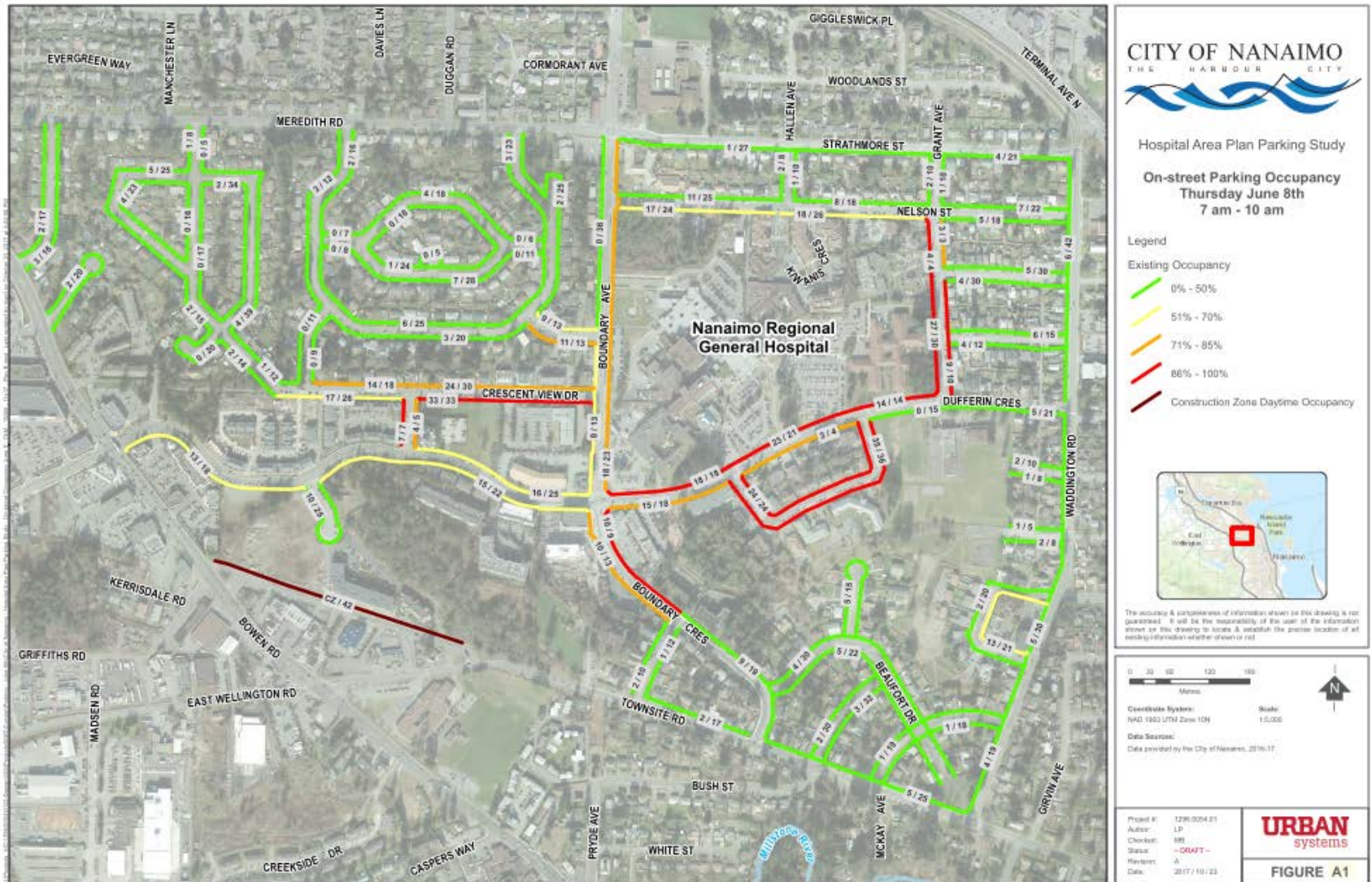
Proposed Parking Restrictions (Phase 1.0)



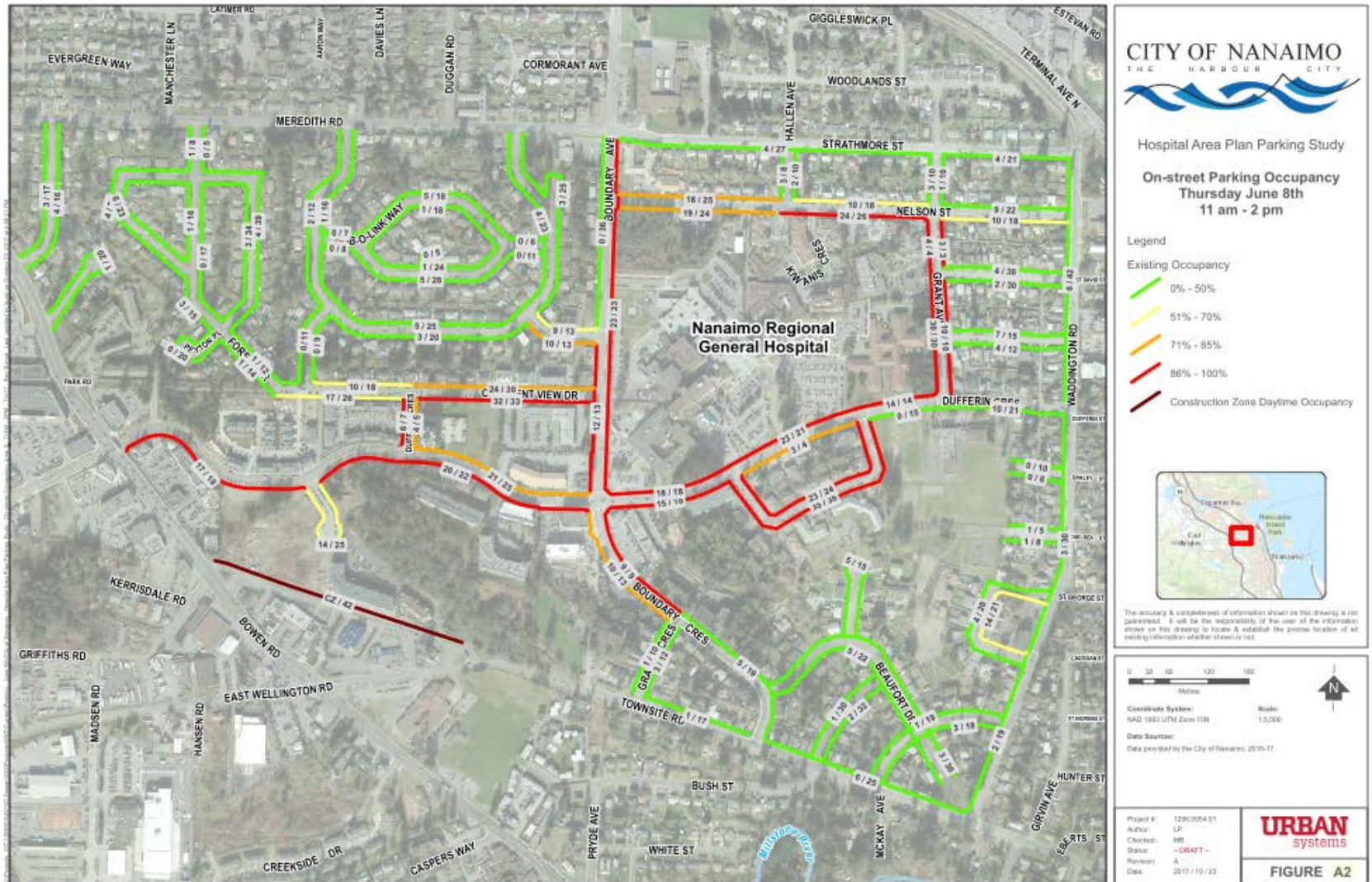
Proposed Parking Restrictions (Phase 2.0)



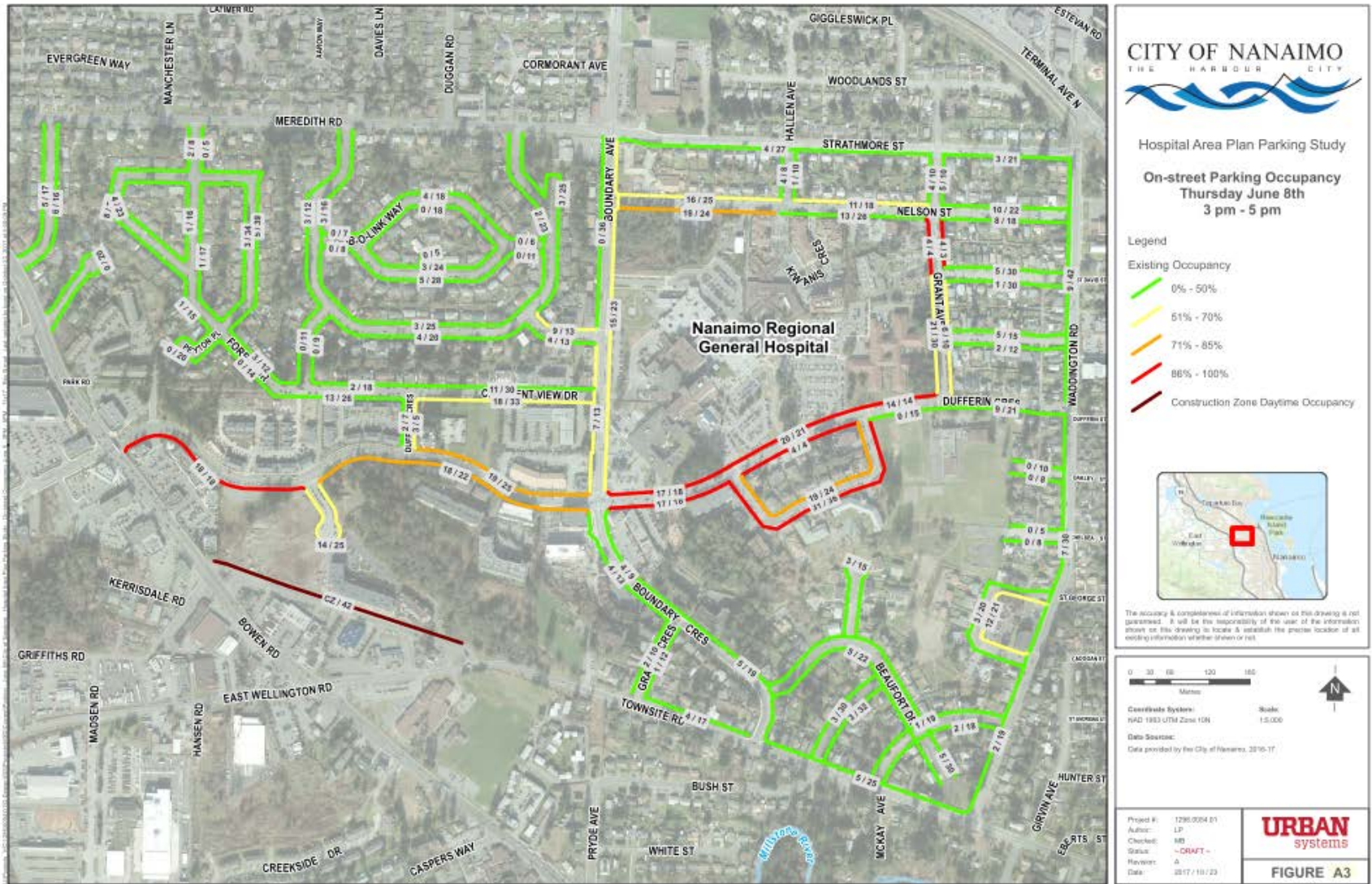
Occupancy: On-Street Parking



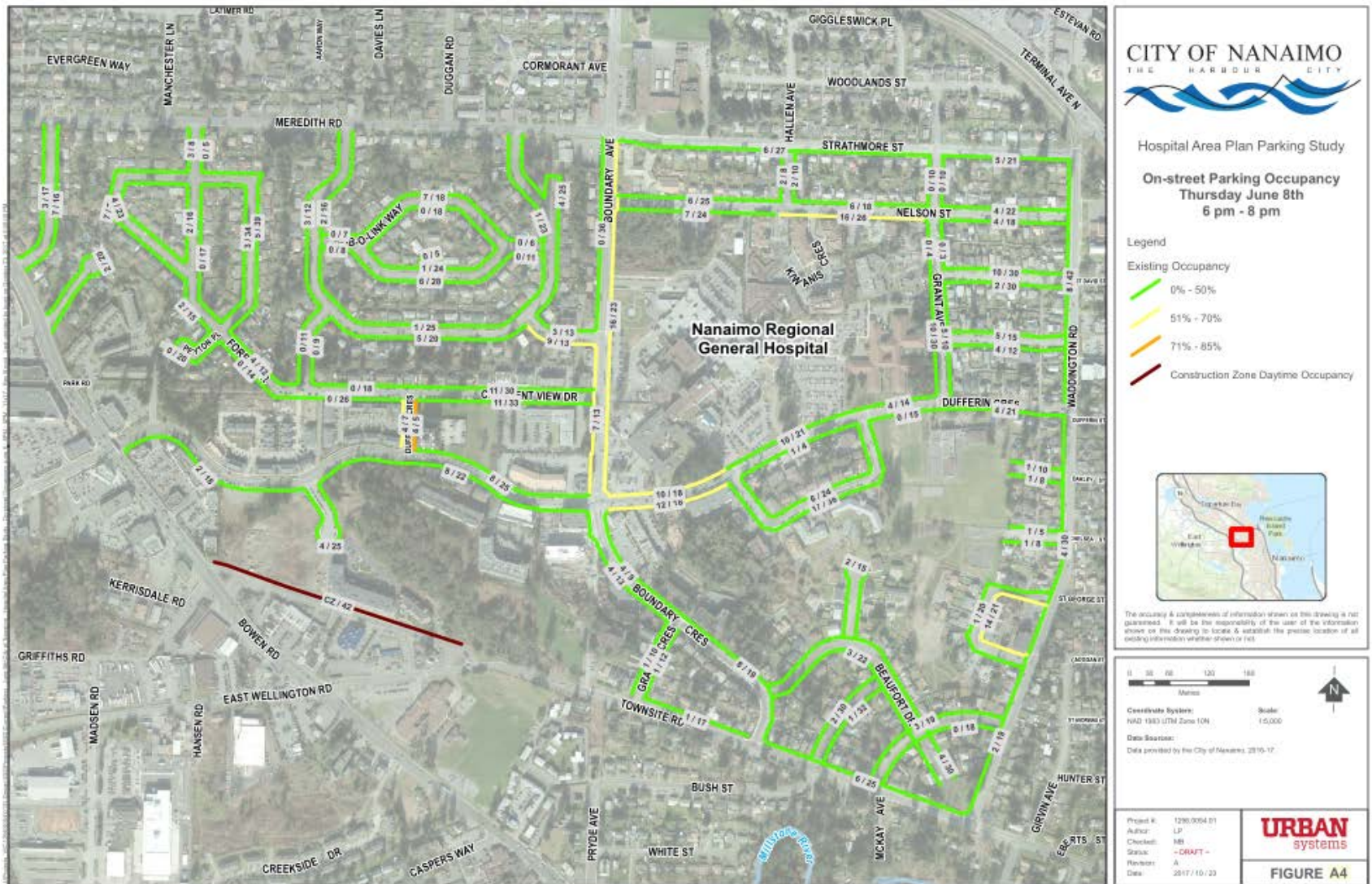
Occupancy: On-Street Parking



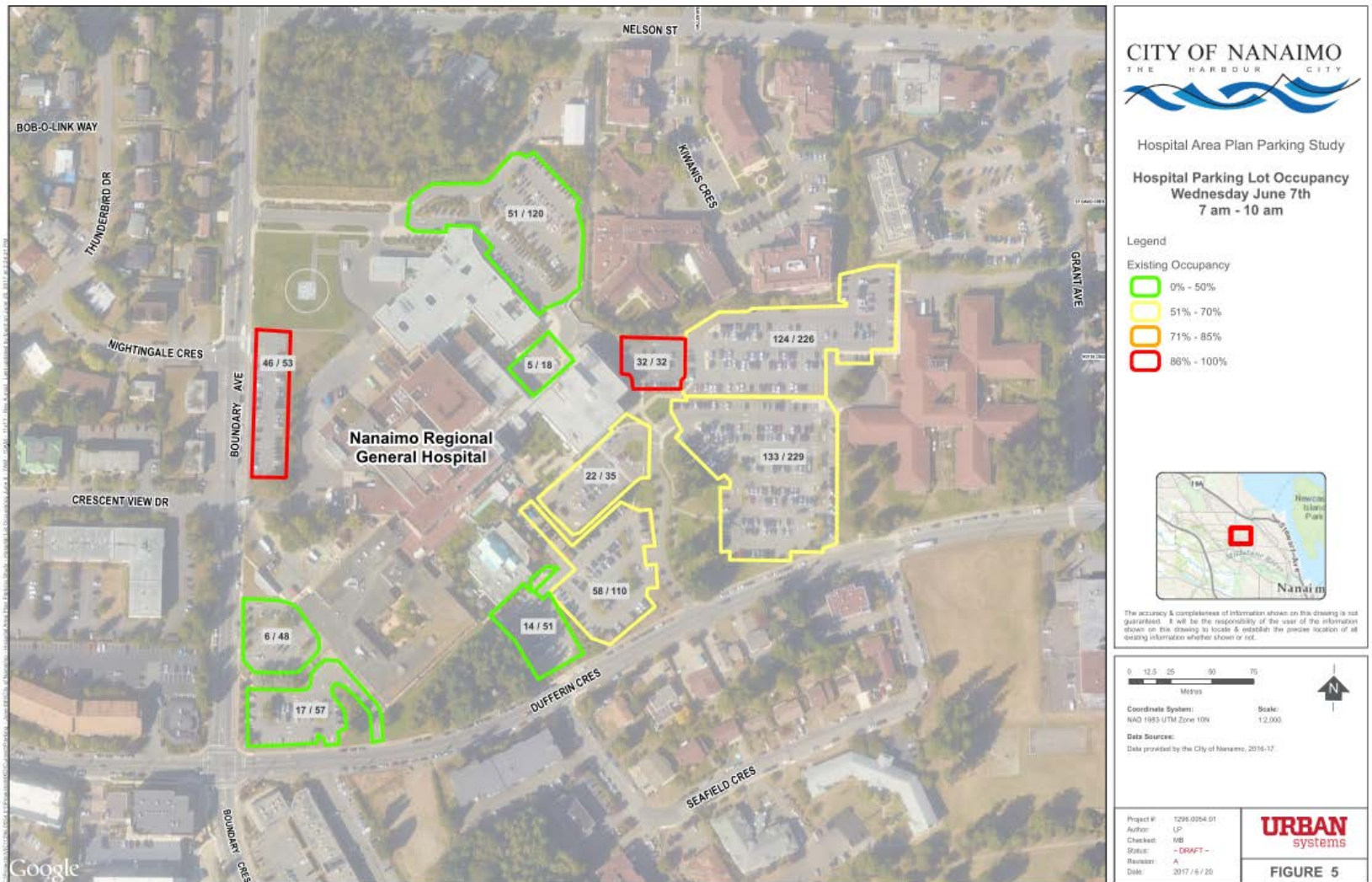
Occupancy: On-Street Parking



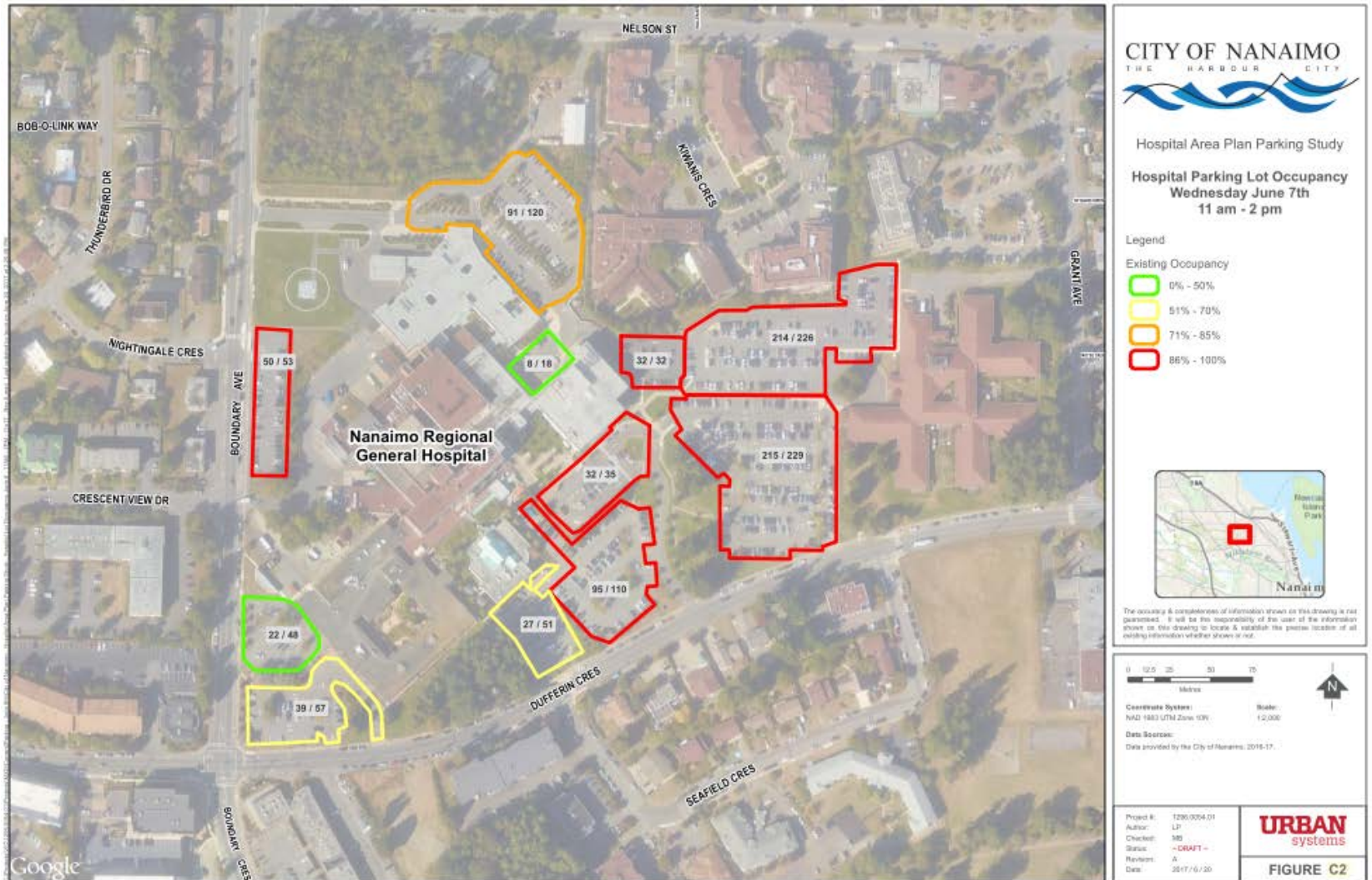
Occupancy: On-Street Parking



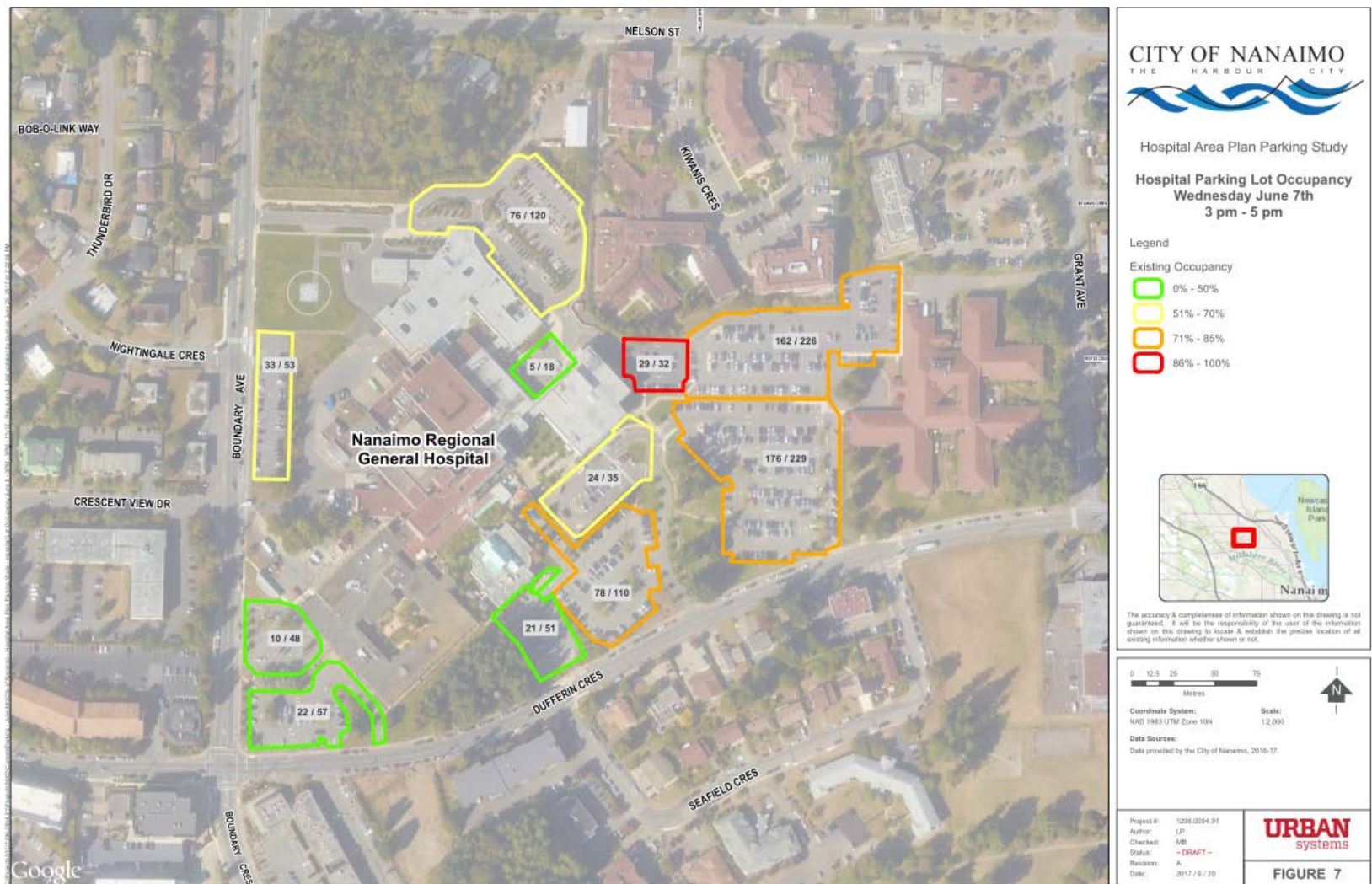
Existing Conditions: Off-Street Parking



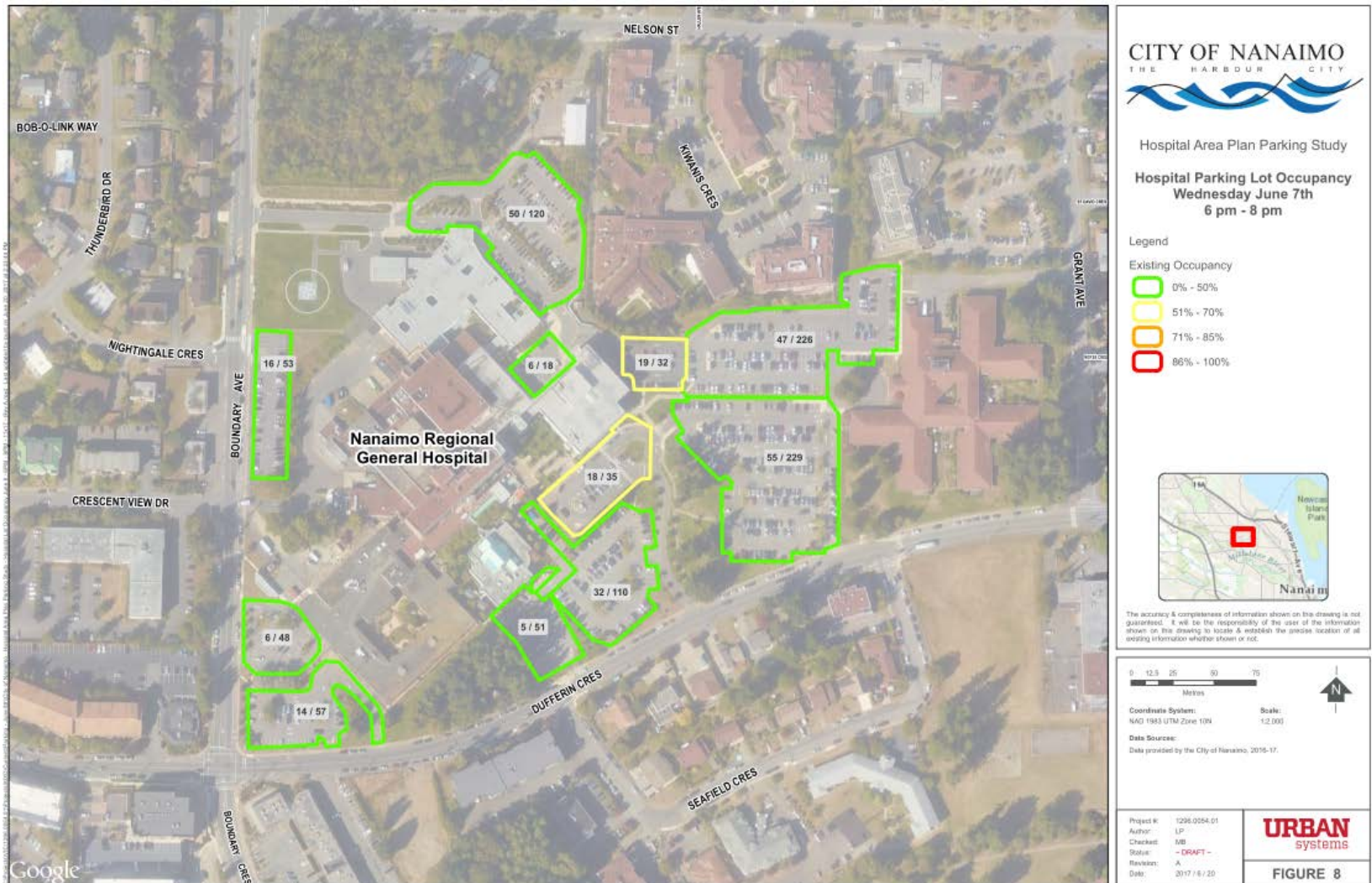
Existing Conditions: Off-Street Parking



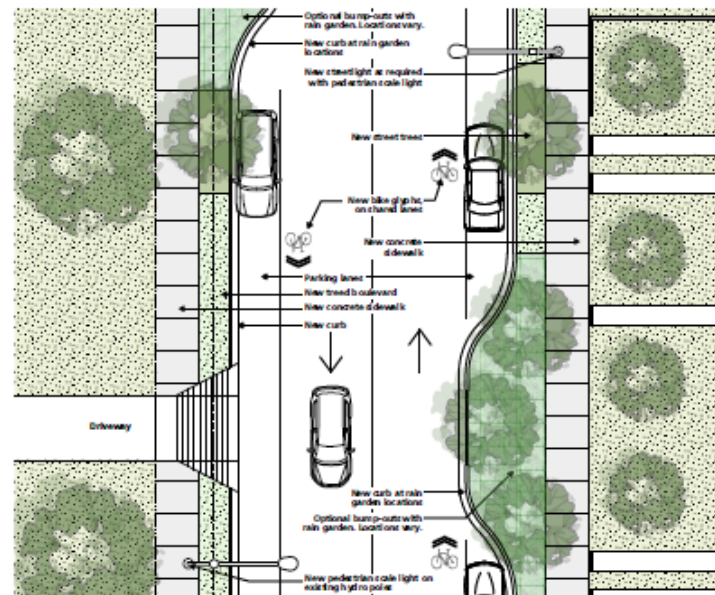
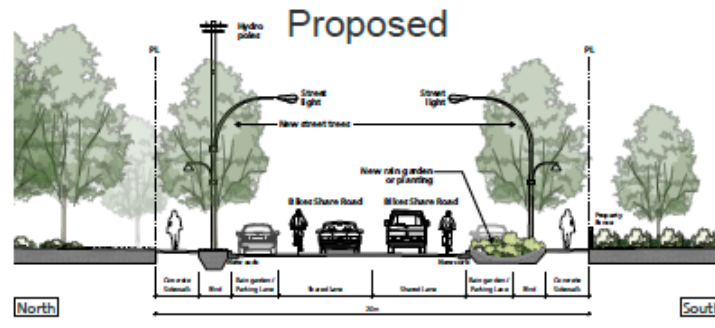
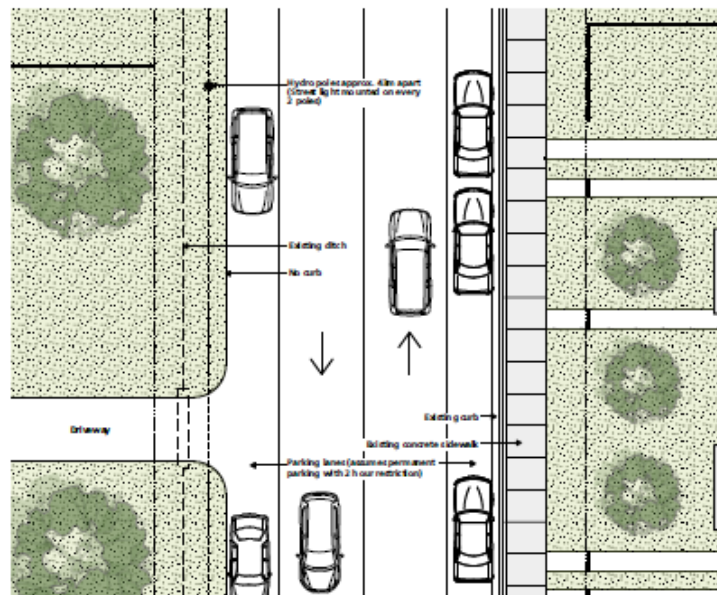
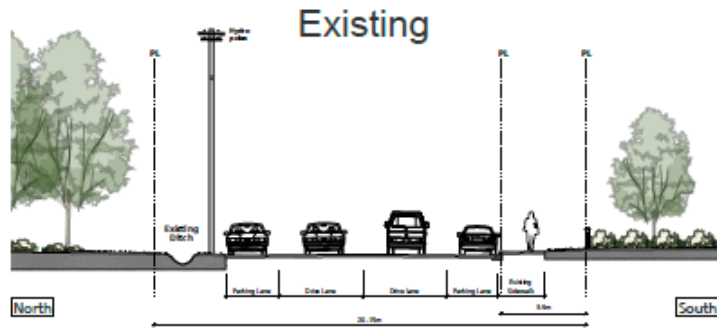
Existing Conditions: Off-Street Parking



Existing Conditions: Off-Street Parking



Crescent View Drive



Precedent Images



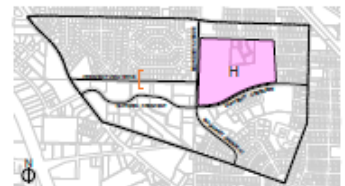
Sidewalk/Treed boulevard



Shared road

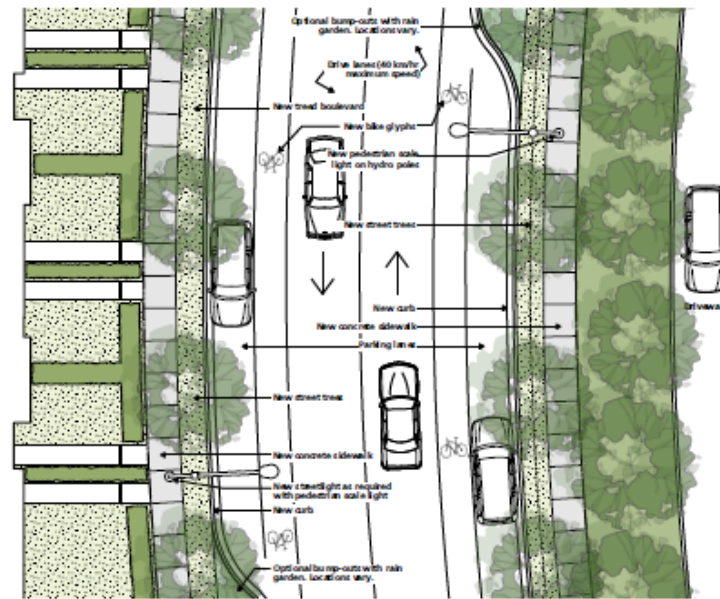
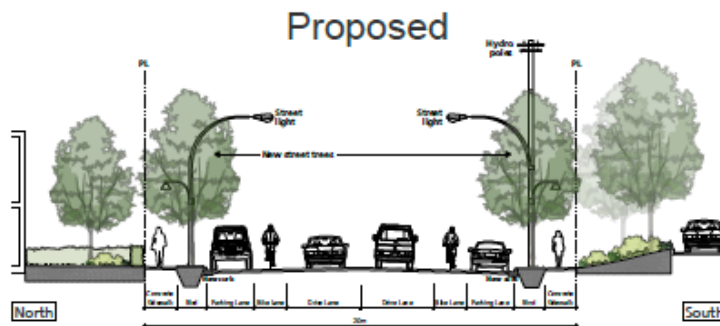
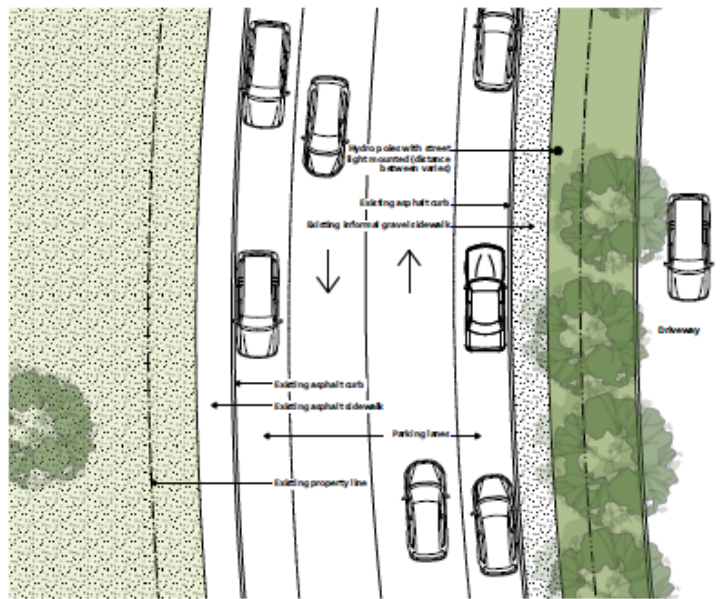
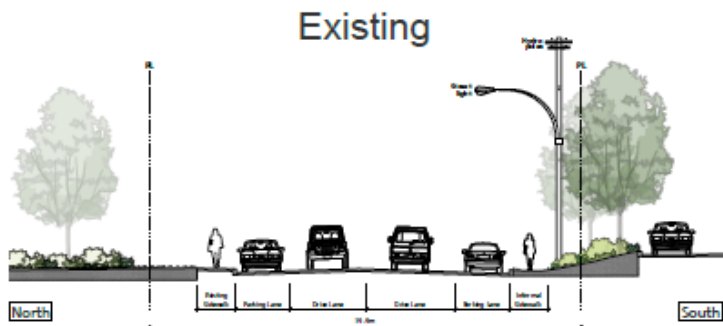


Street bump-out with rain garden



Street Section Key

Dufferin Crescent (West)



Precedent Images



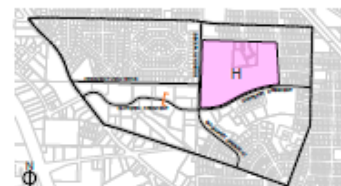
Sidewalk/Treed boulevard



Bike lane



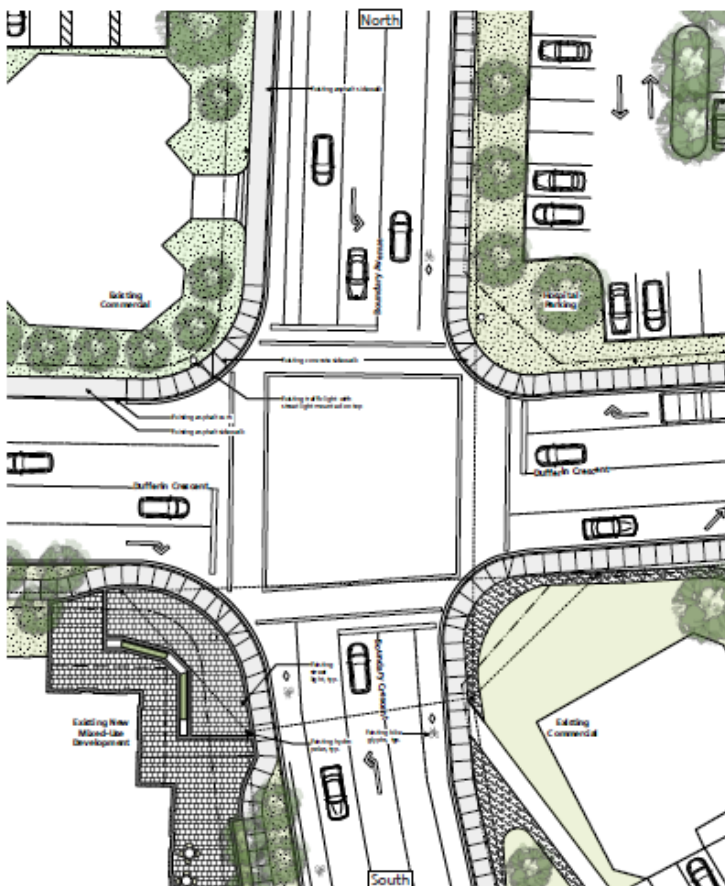
Street bump-out with rain garden



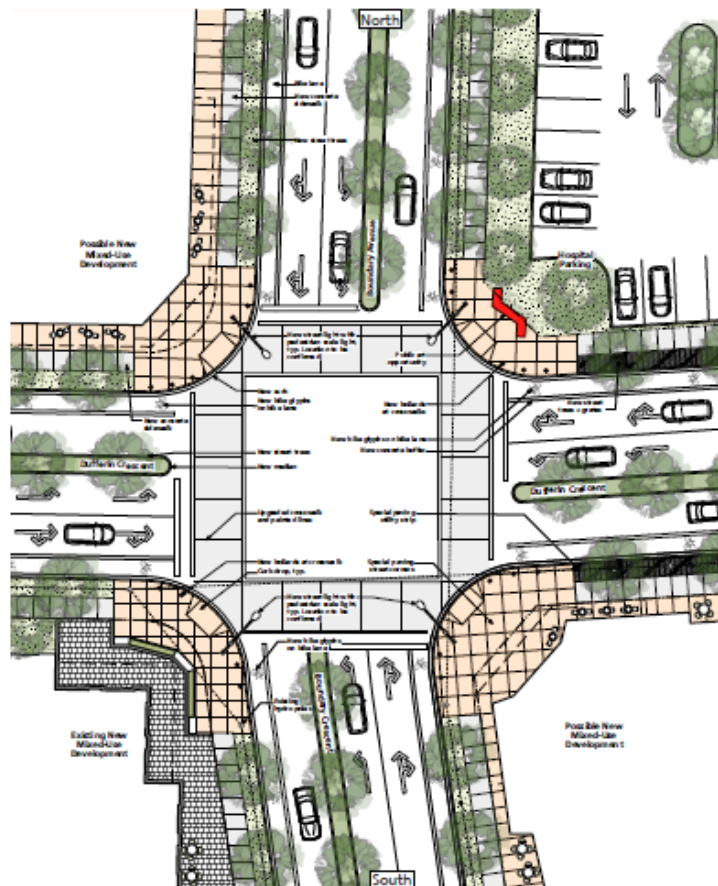
Street Section Key

Core Intersection

Existing



Proposed



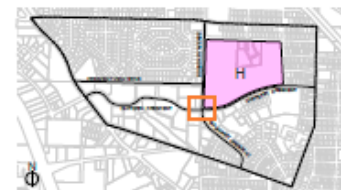
Precedent Images



Sidewalk patios



Paved boulevard with street trees



Street Section Key