

Concepts & Options Open House

2017-NOV-29
Community Planning & Development Committee

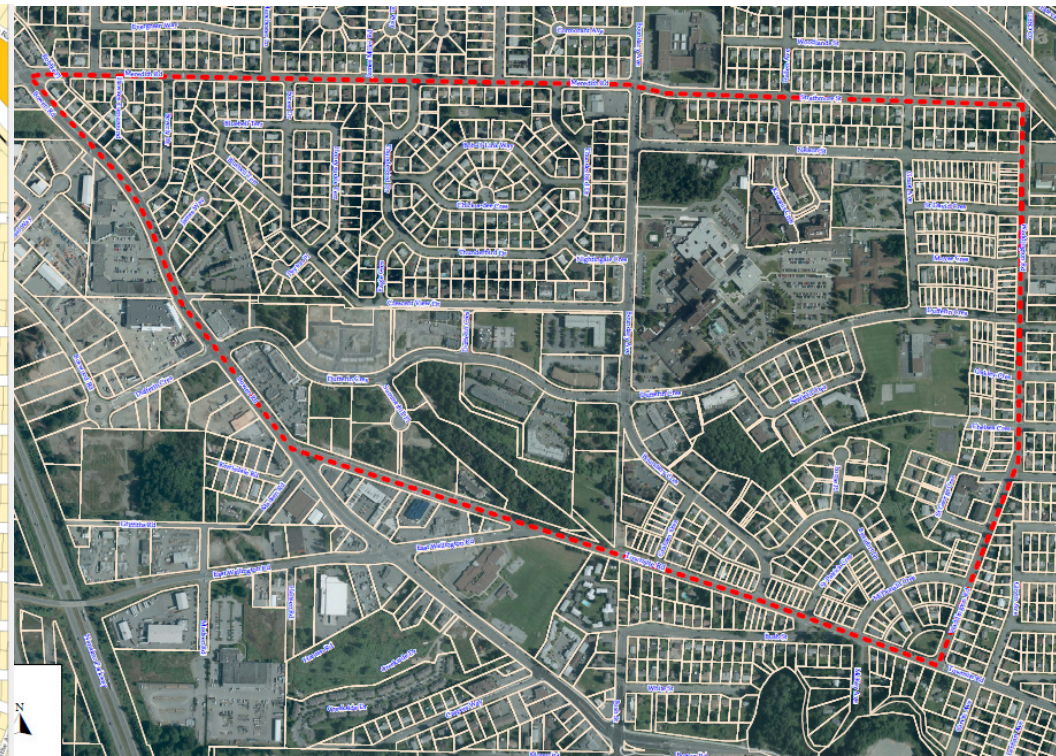
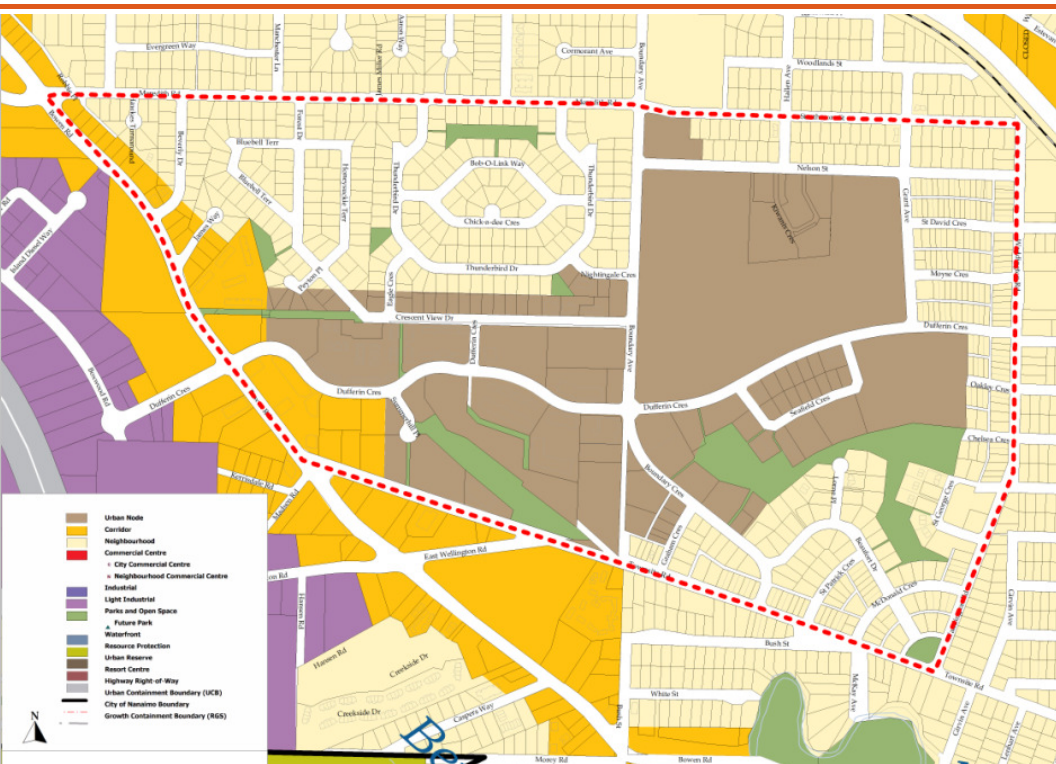
Hospital Area Plan



Outline

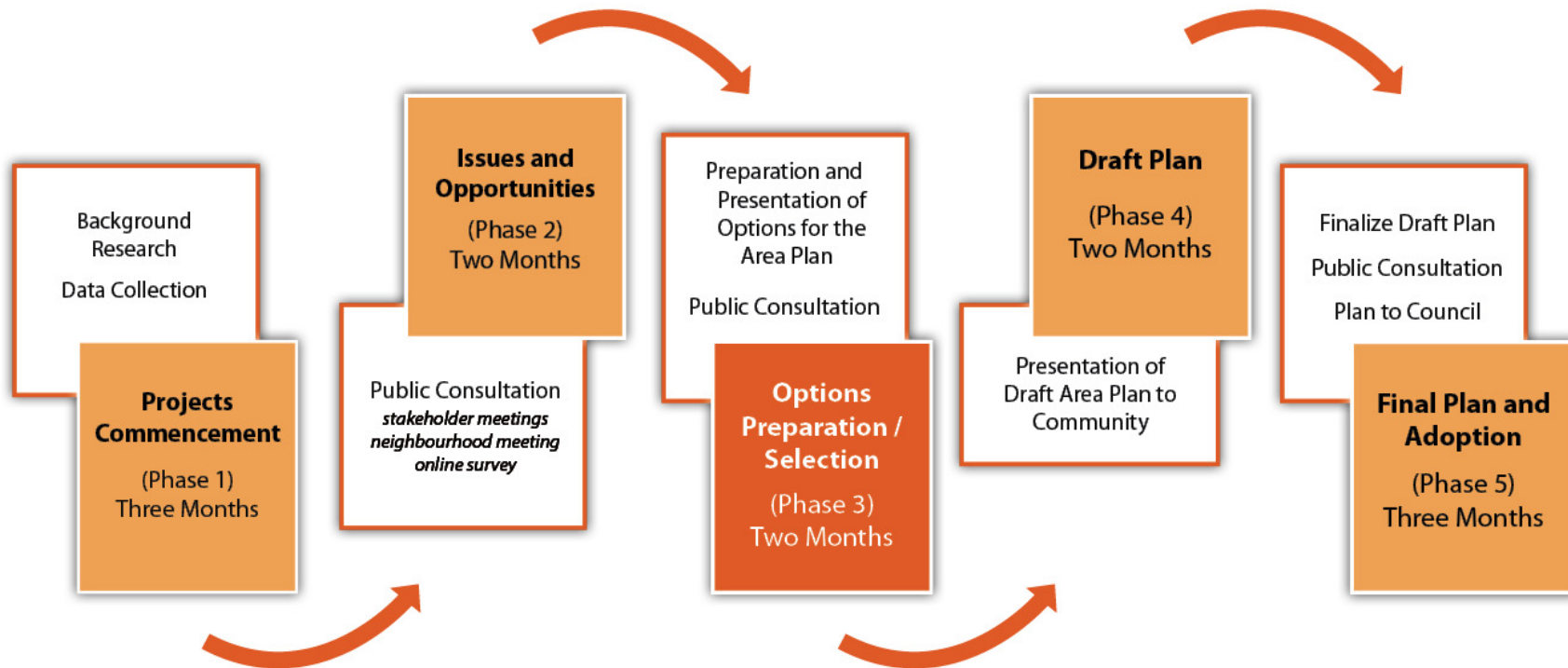
- 1 Introduction
- 2 Area Plan Process
- 3 Concepts & Options
 - a) planning
 - b) urban design
 - c) parking
 - d) transportation
- 4 Next Steps

Plan Area OCP Map



Hospital Area Plan

Process



Hospital Area Plan

Land Use Planning

Hospital Area Plan



Area Plan Guiding Principles

Promote communication with stakeholder agencies and neighbourhood representatives on development projects and public realm enhancements in the hospital area

Ensure that the hospital area is a safe community for residents and daytime users of the hospital area at all hours of the day

Promote development with amenities to enhance the character of the hospital area

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

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

Support mixed-use developments in the urban node with ground floor commercial uses and office and residential uses above

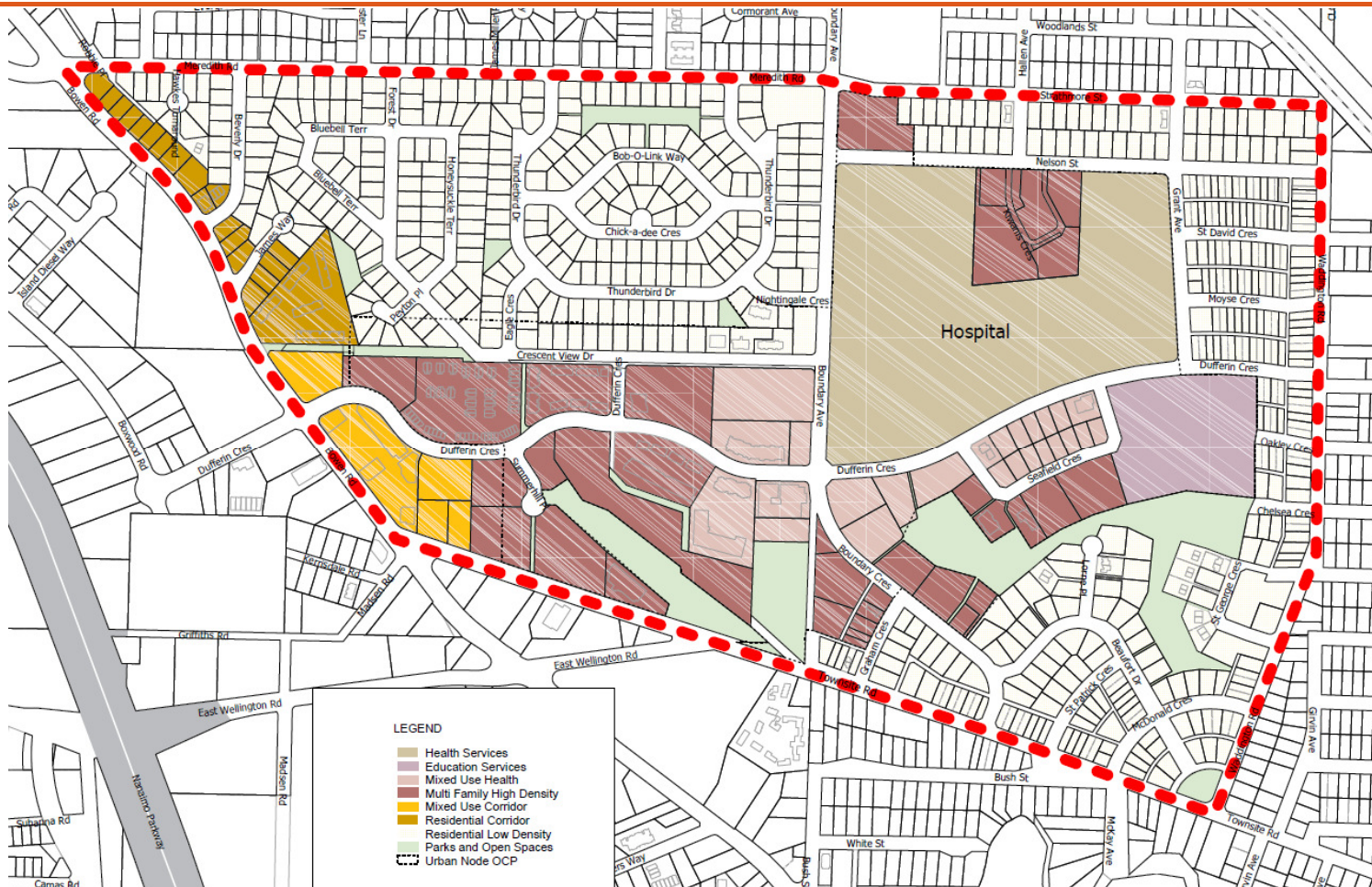
Improve local cycling and pedestrian infrastructure and improve connections to the broader active transportation networks

Enhance transit, especially for NRGH employees

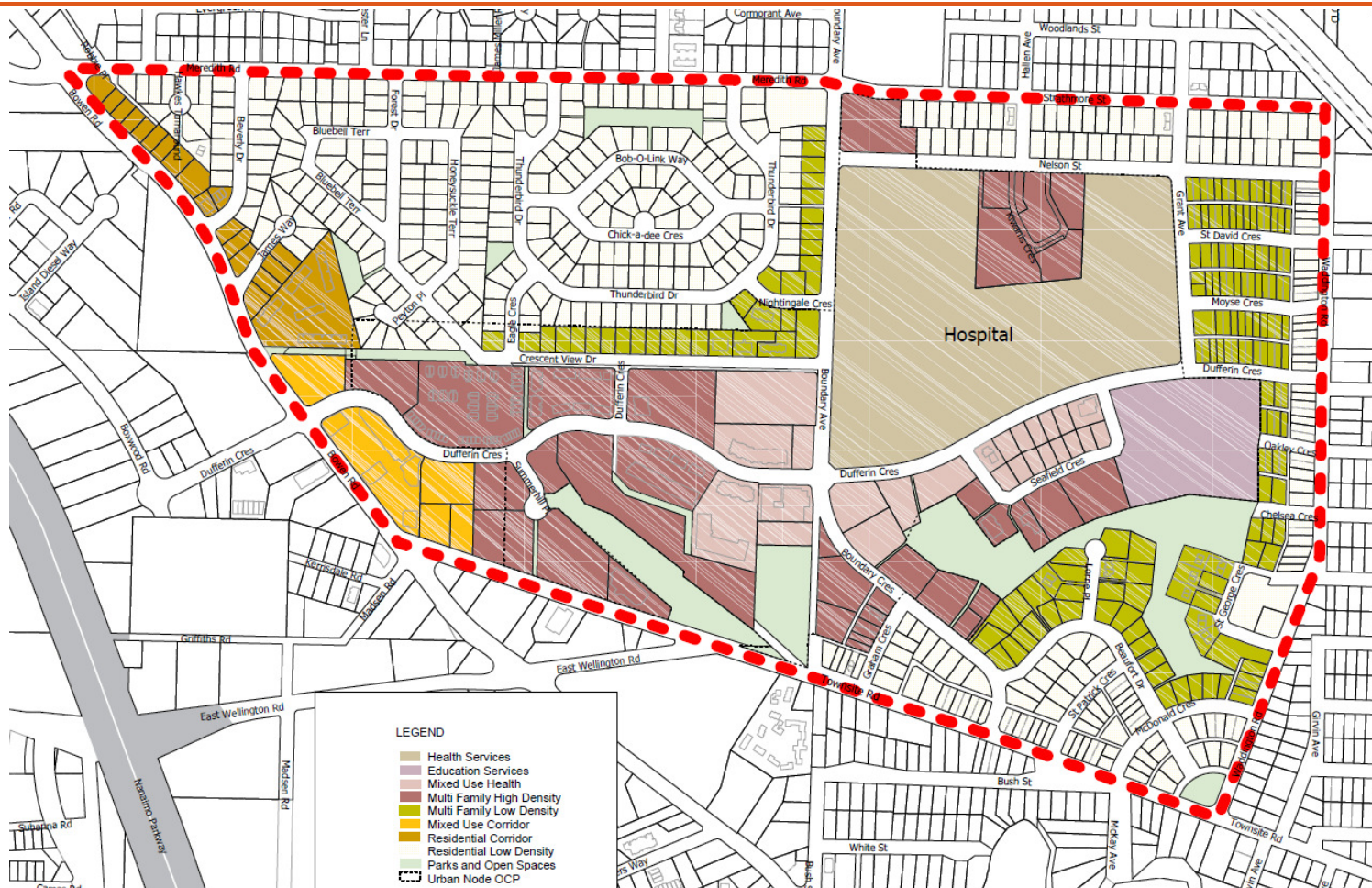
Improve hospital area infrastructure for the benefit of residents and daytime users

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

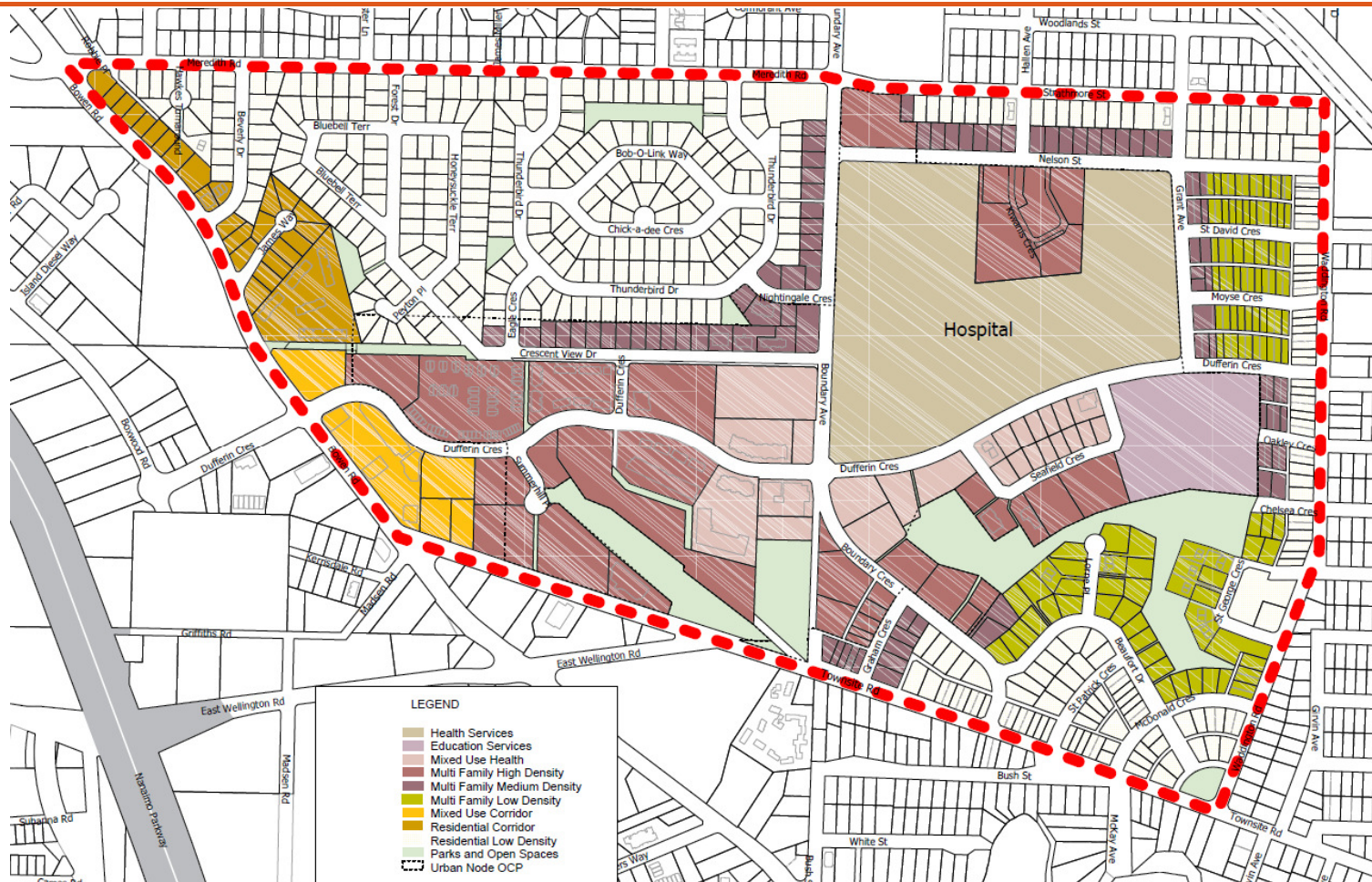
Land Use Option A



Land Use Option B



Land Use Option C

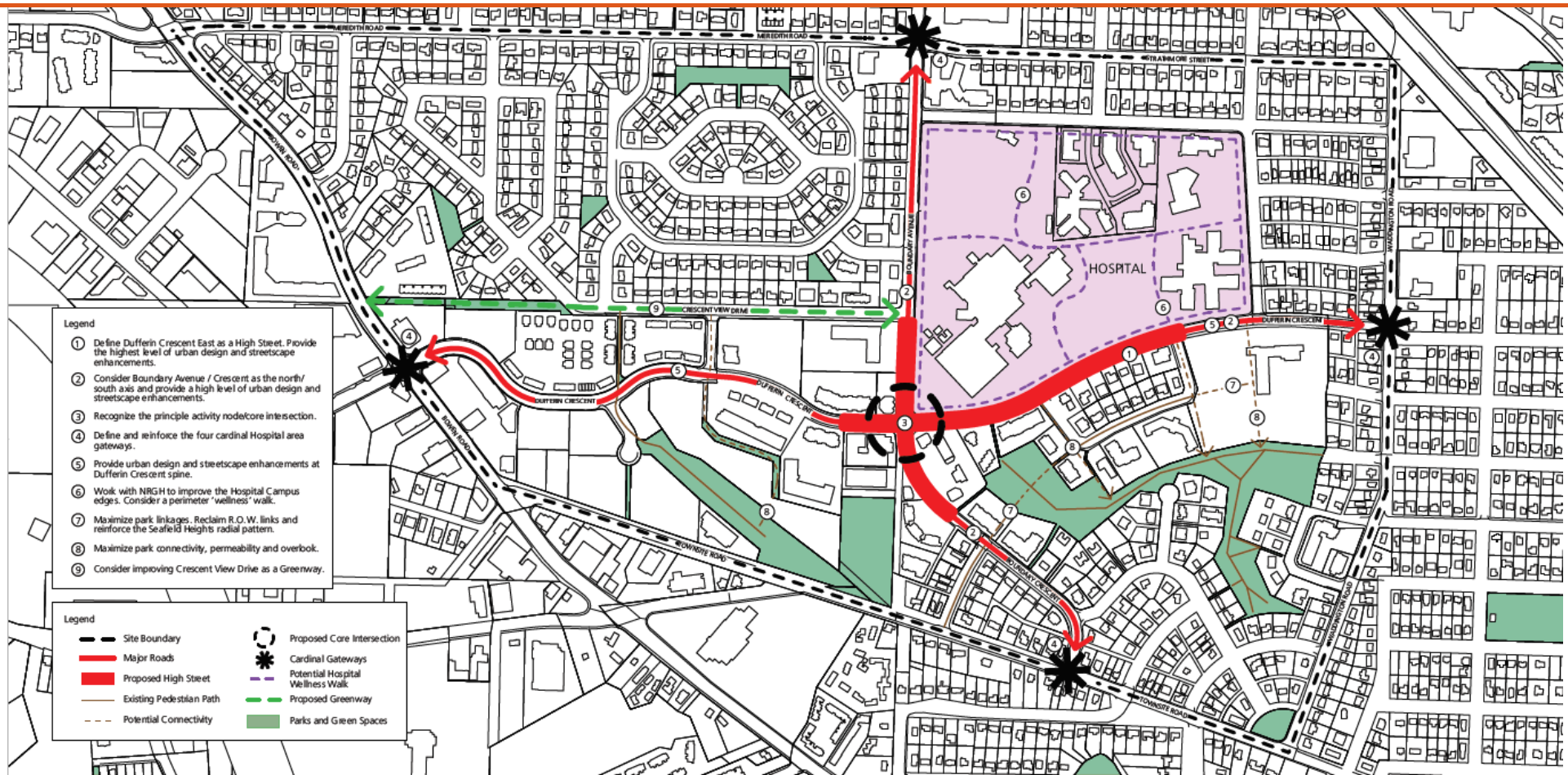


Urban Design Concepts

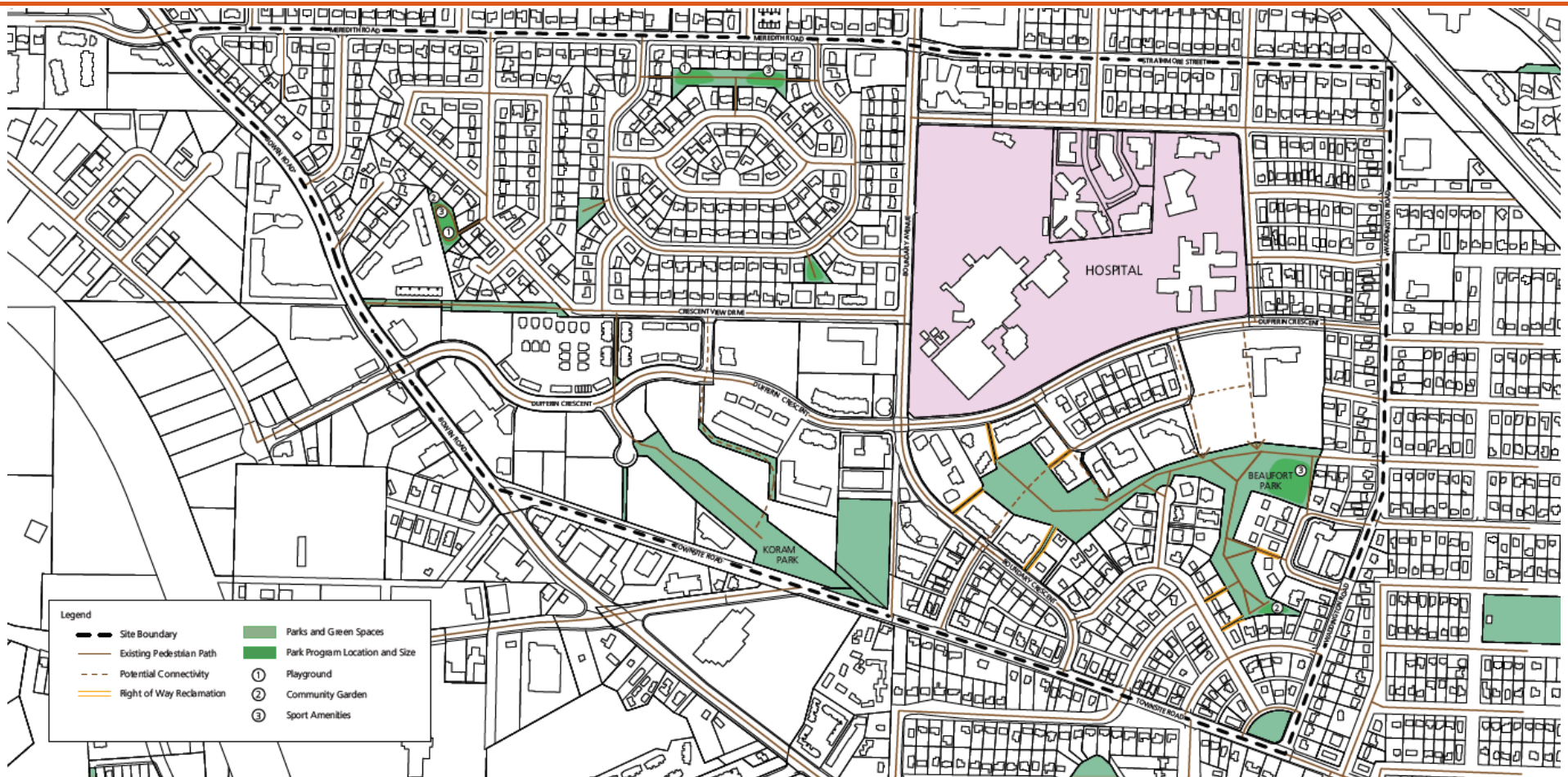
Hospital Area Plan



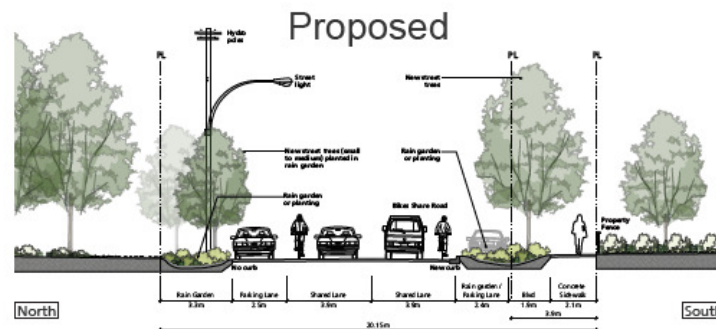
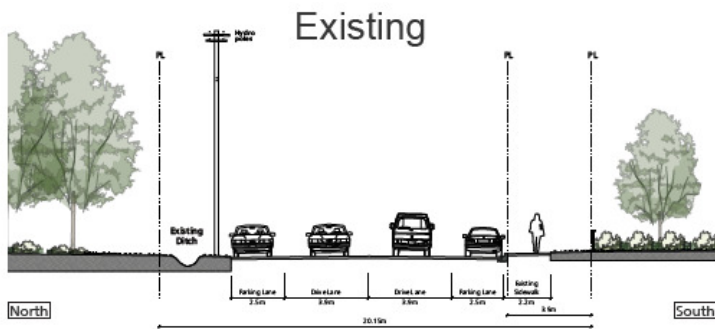
Urban Design Framework (DRAFT)



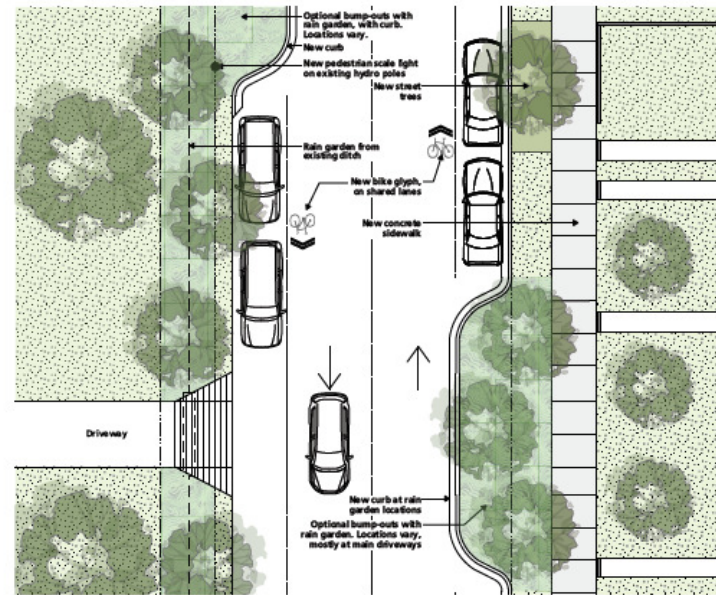
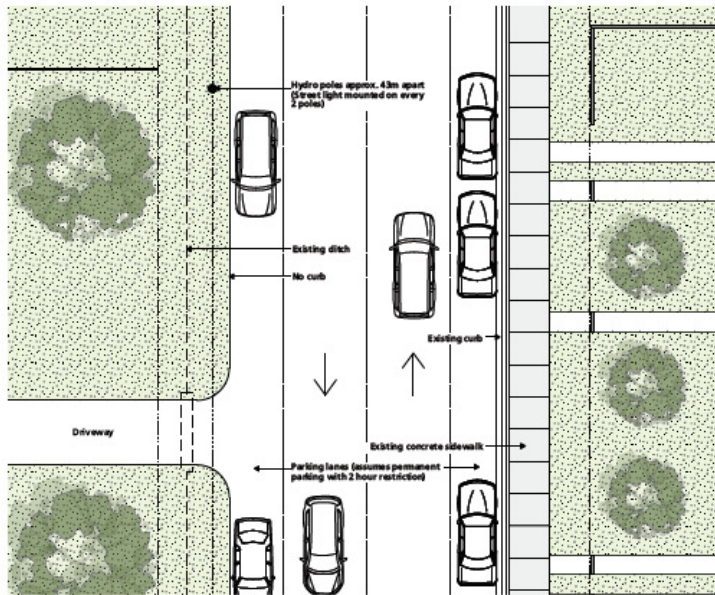
Preliminary Open Space Plan (DRAFT)



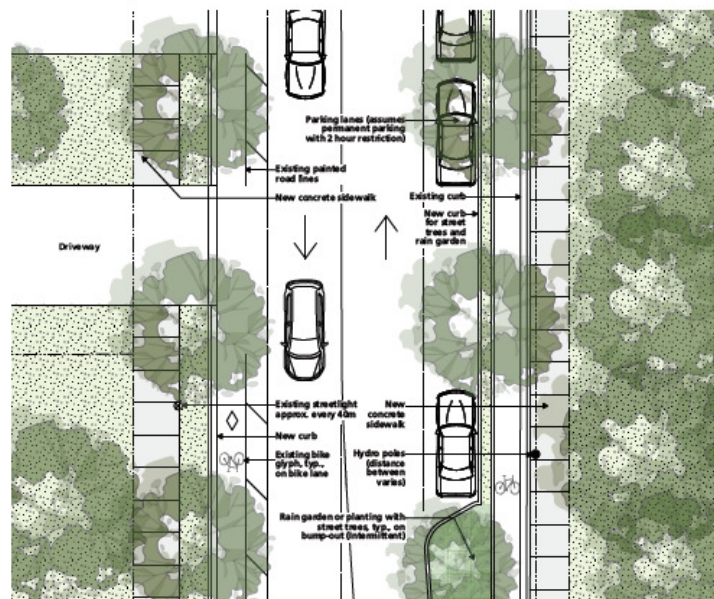
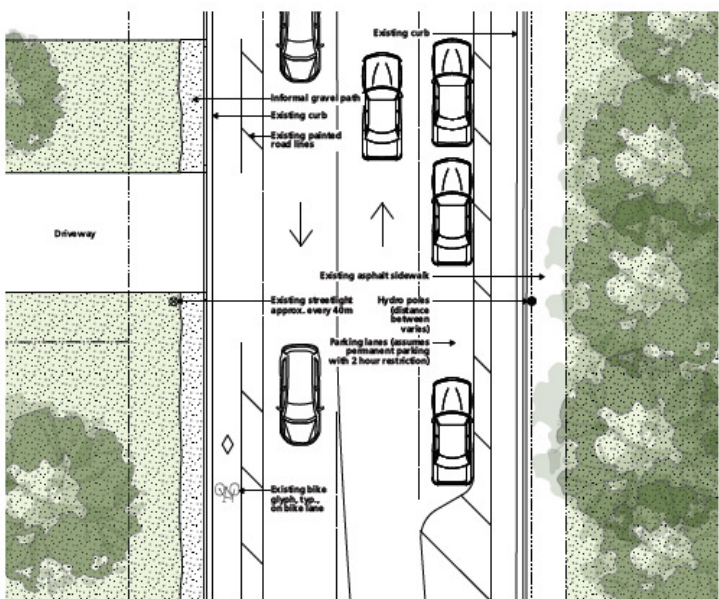
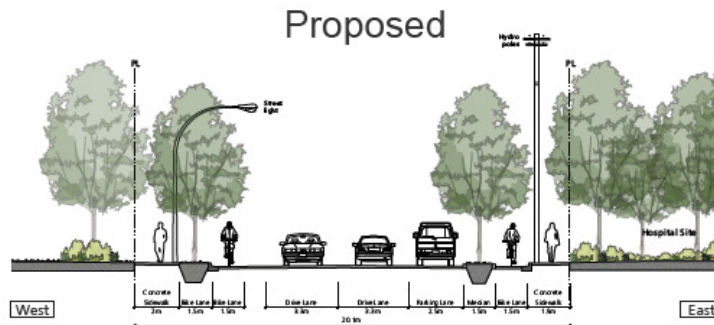
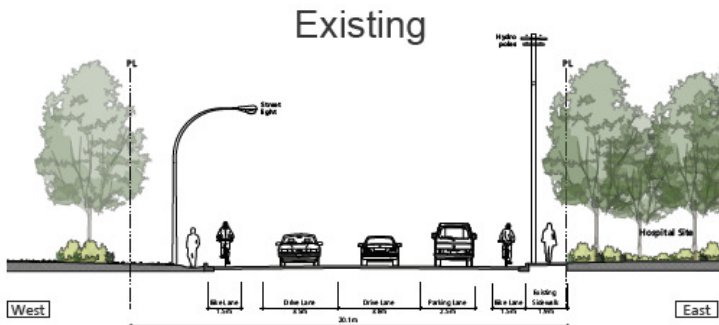
A. Crescent View Drive (DRAFT)



Precedent Images



B. Boundary Avenue (DRAFT)



Precedent Images



Sidewalk/Treed boulevard



Bike lane

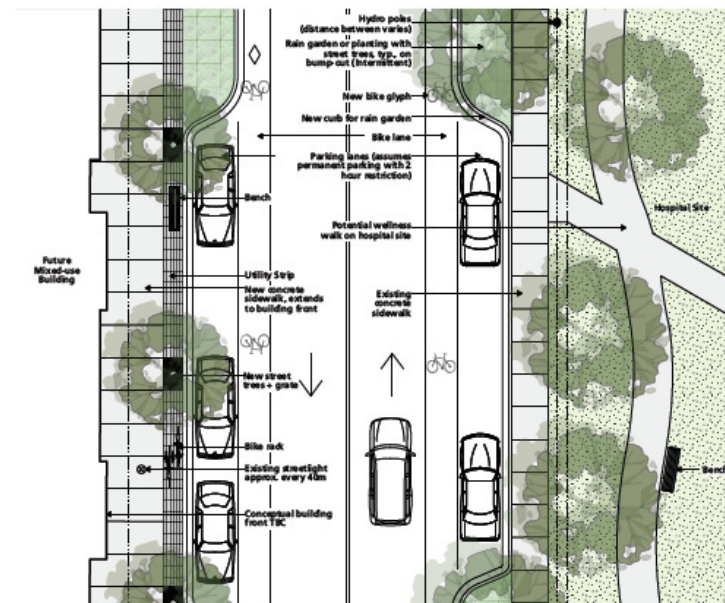
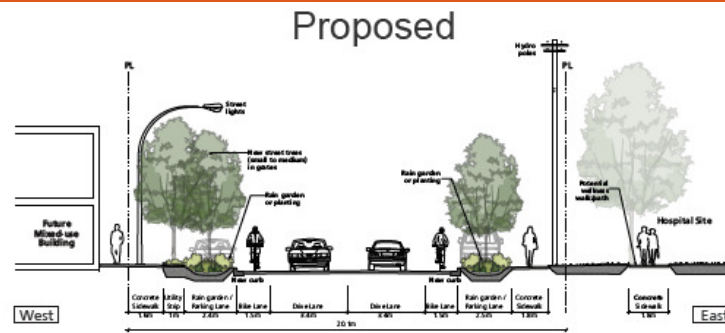
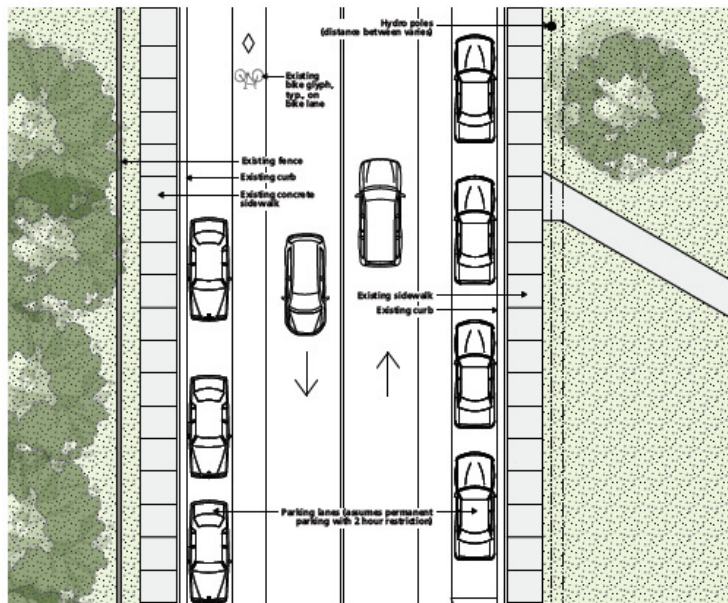
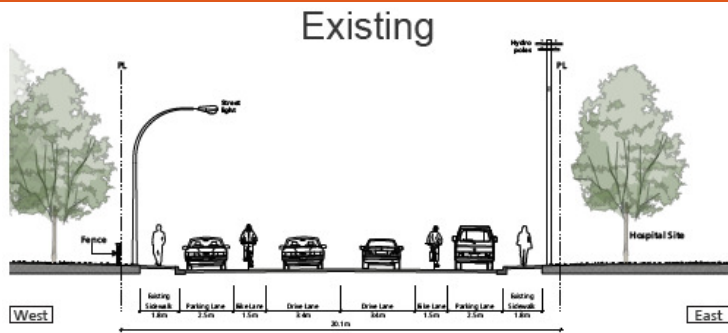


Street bump-out with rain garden



Street Section Key

C. Boundary Avenue (DRAFT)



Precedent Images



Paved boulevard with street trees



Bike lane

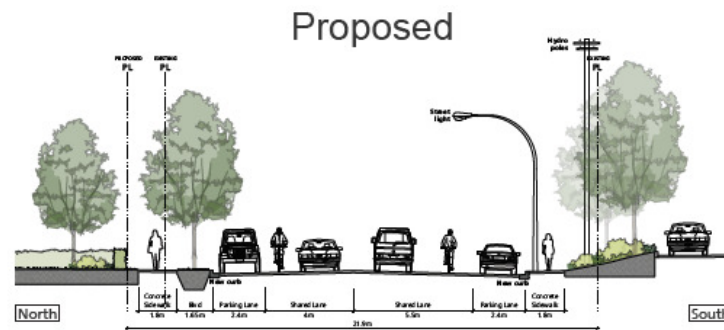
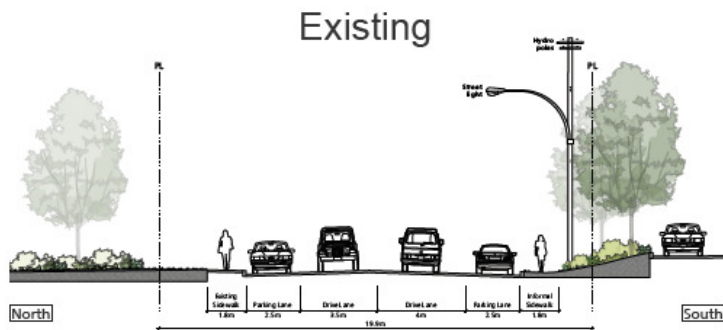


Street bump-out with rain garden



Street Section Key

D. Dufferin Crescent (DRAFT)



Precedent Images



Sidewalk/Tree boulevard



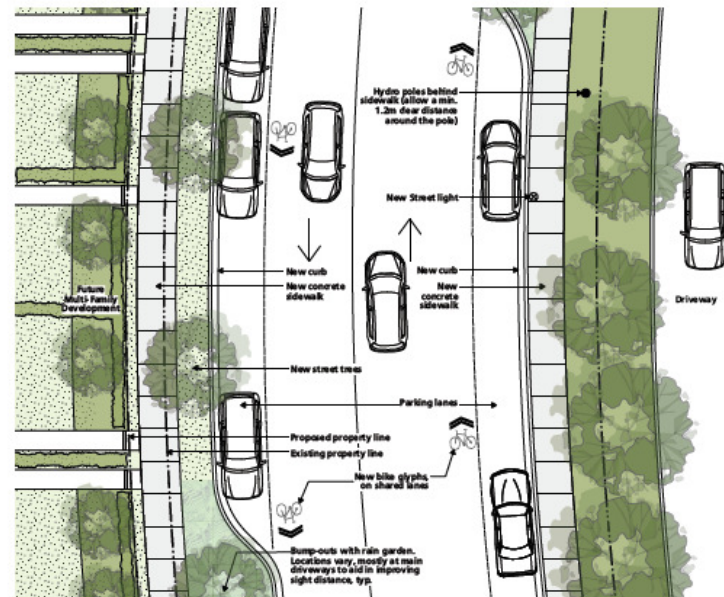
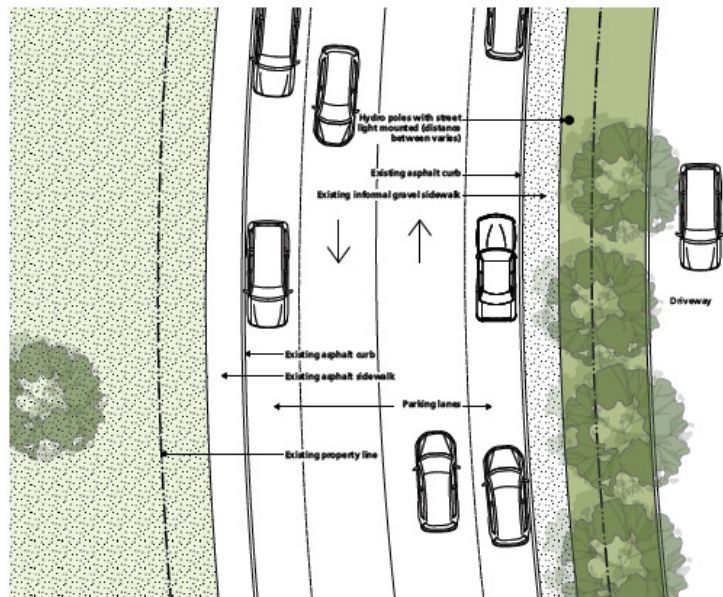
Shared lane



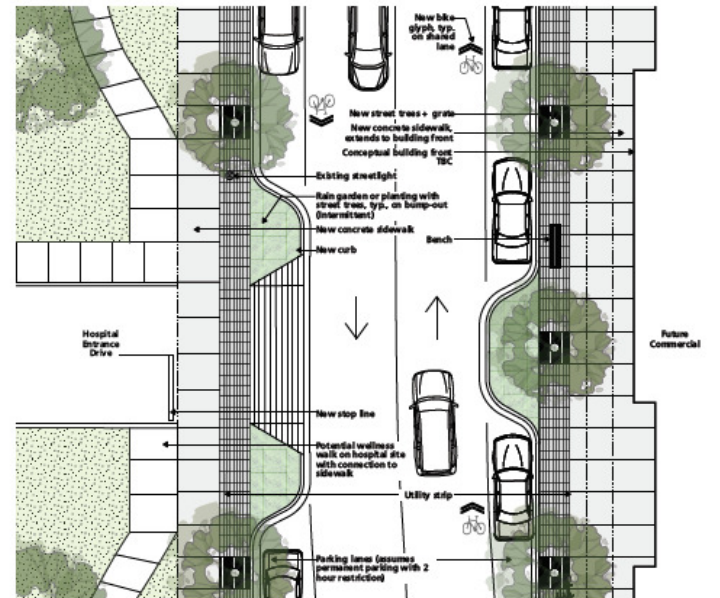
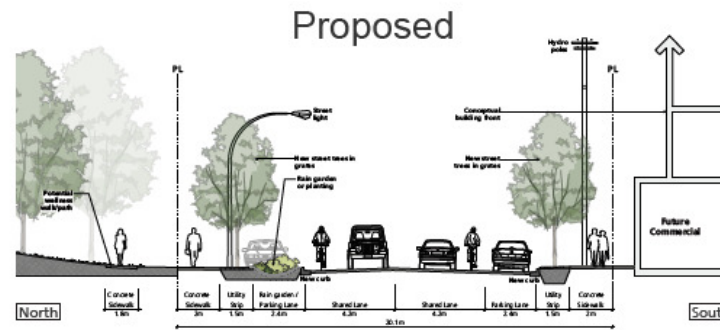
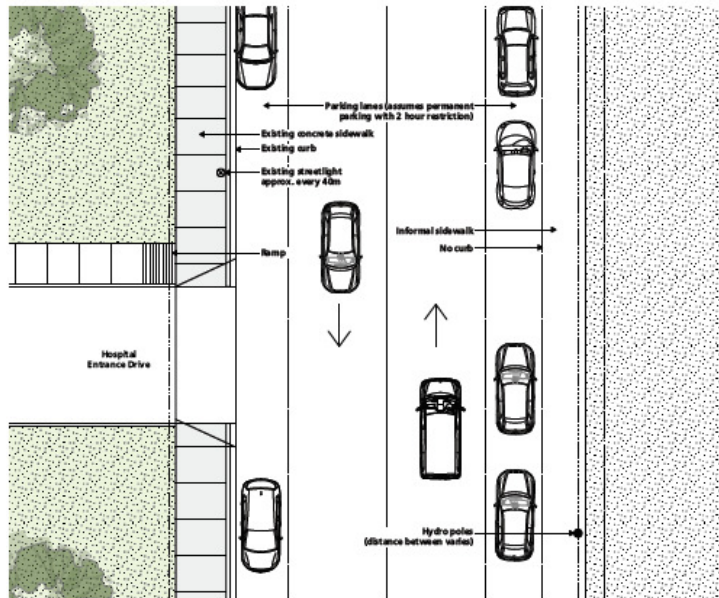
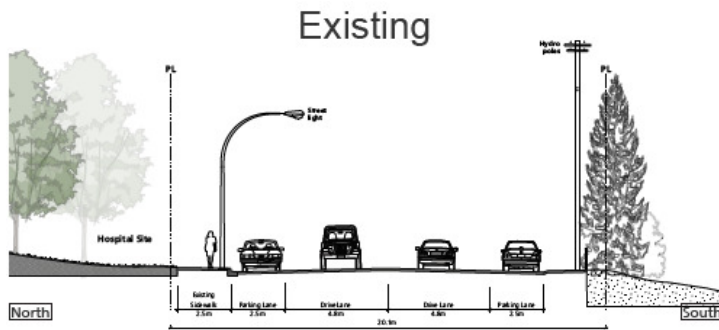
Street bump-out with rain garden



Street Section Key



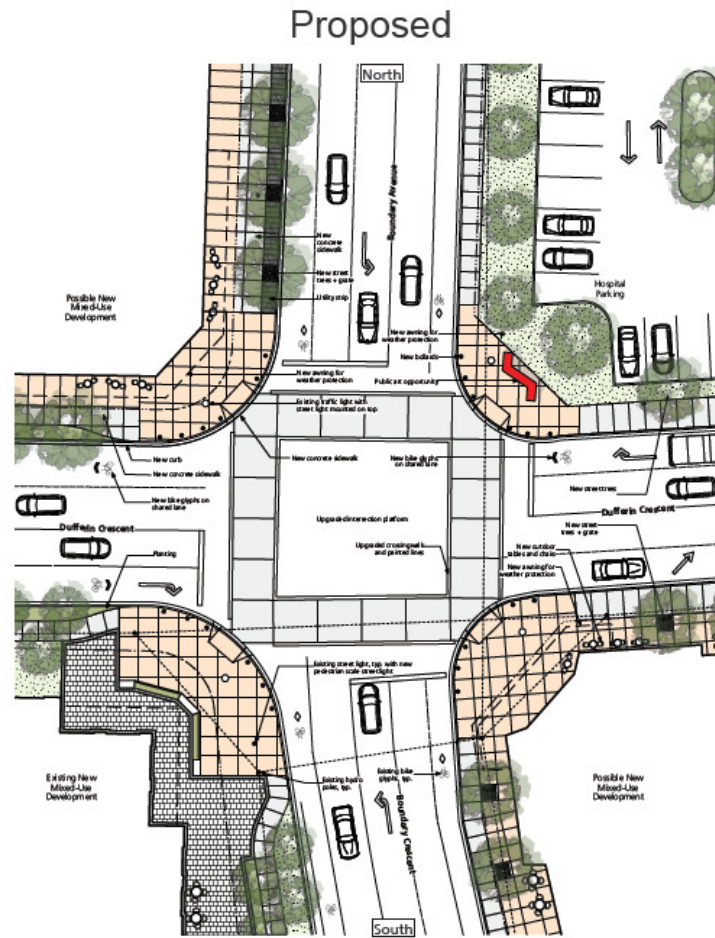
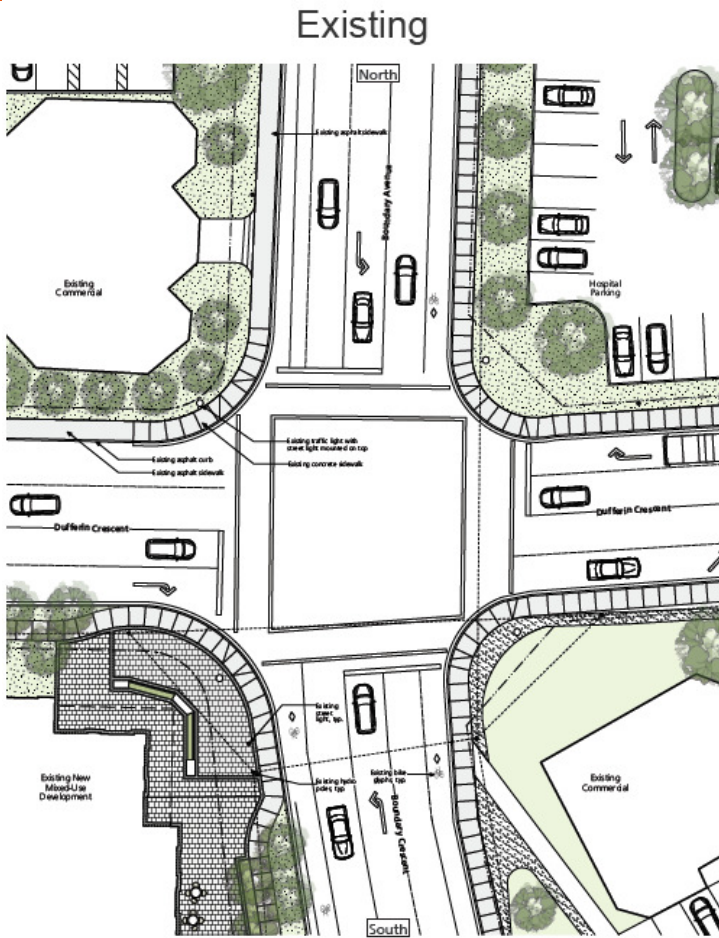
E. Dufferin Crescent (DRAFT)



Precedent Images




F. Core Intersection (DRAFT)



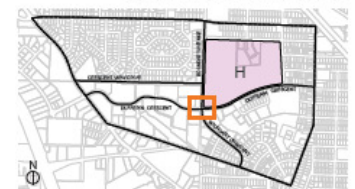
Precedent Images



Sidewalk patios



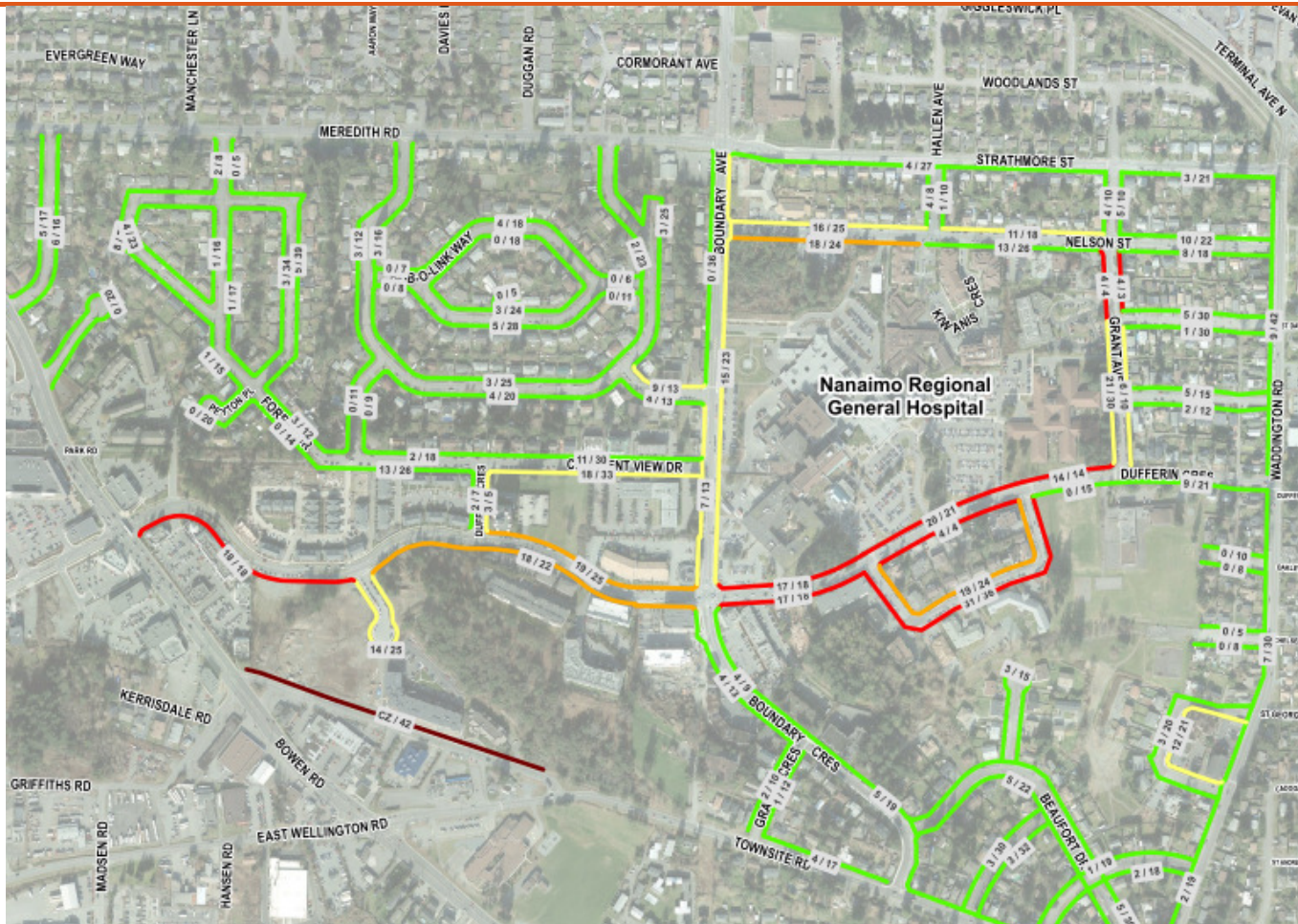
Paved boulevard with street trees



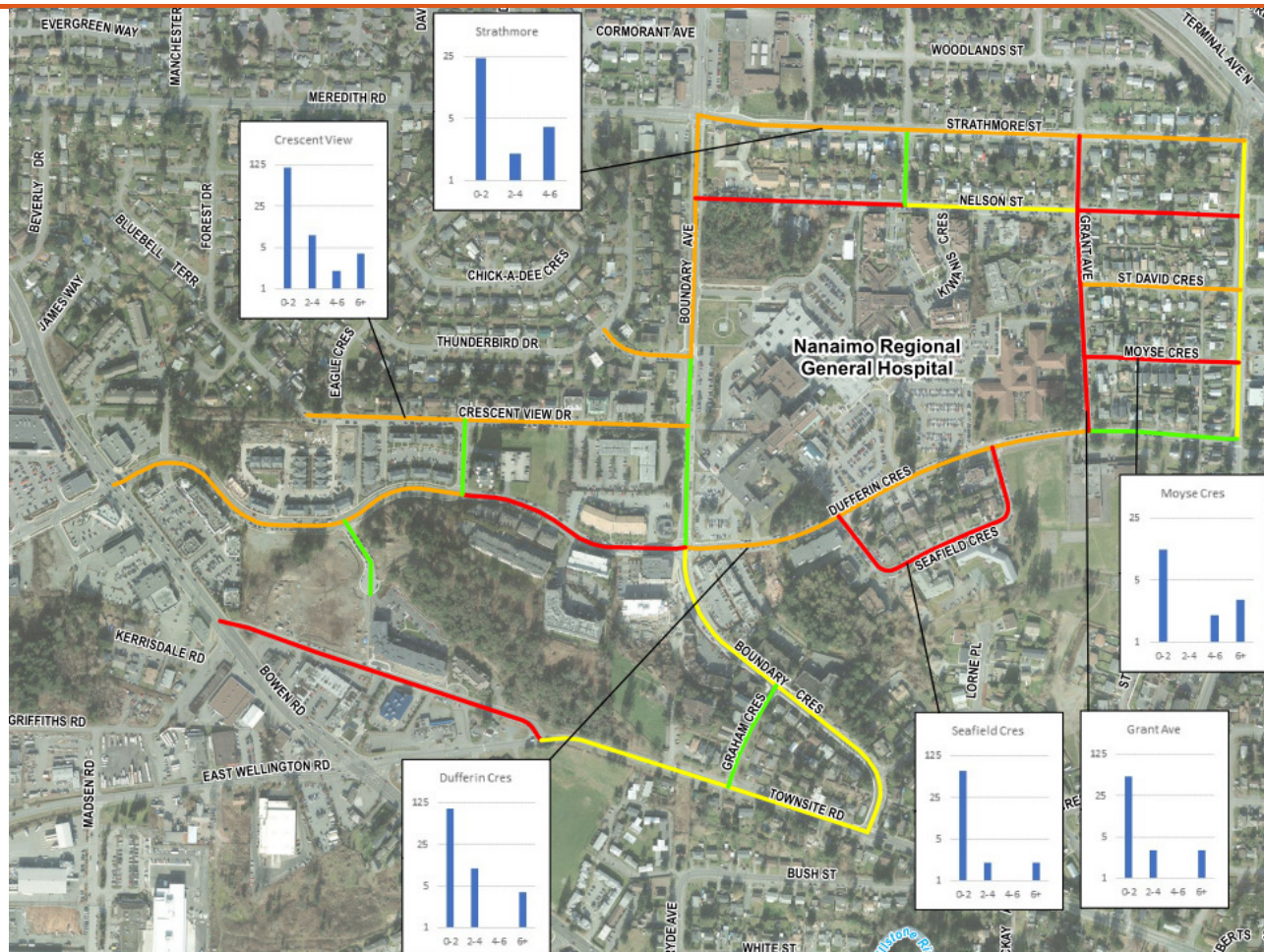
Street Section Key

Parking

Occupancy: On Street Parking



Turnover: On Street Parking



Existing Conditions: Off Street Parking Occupancy

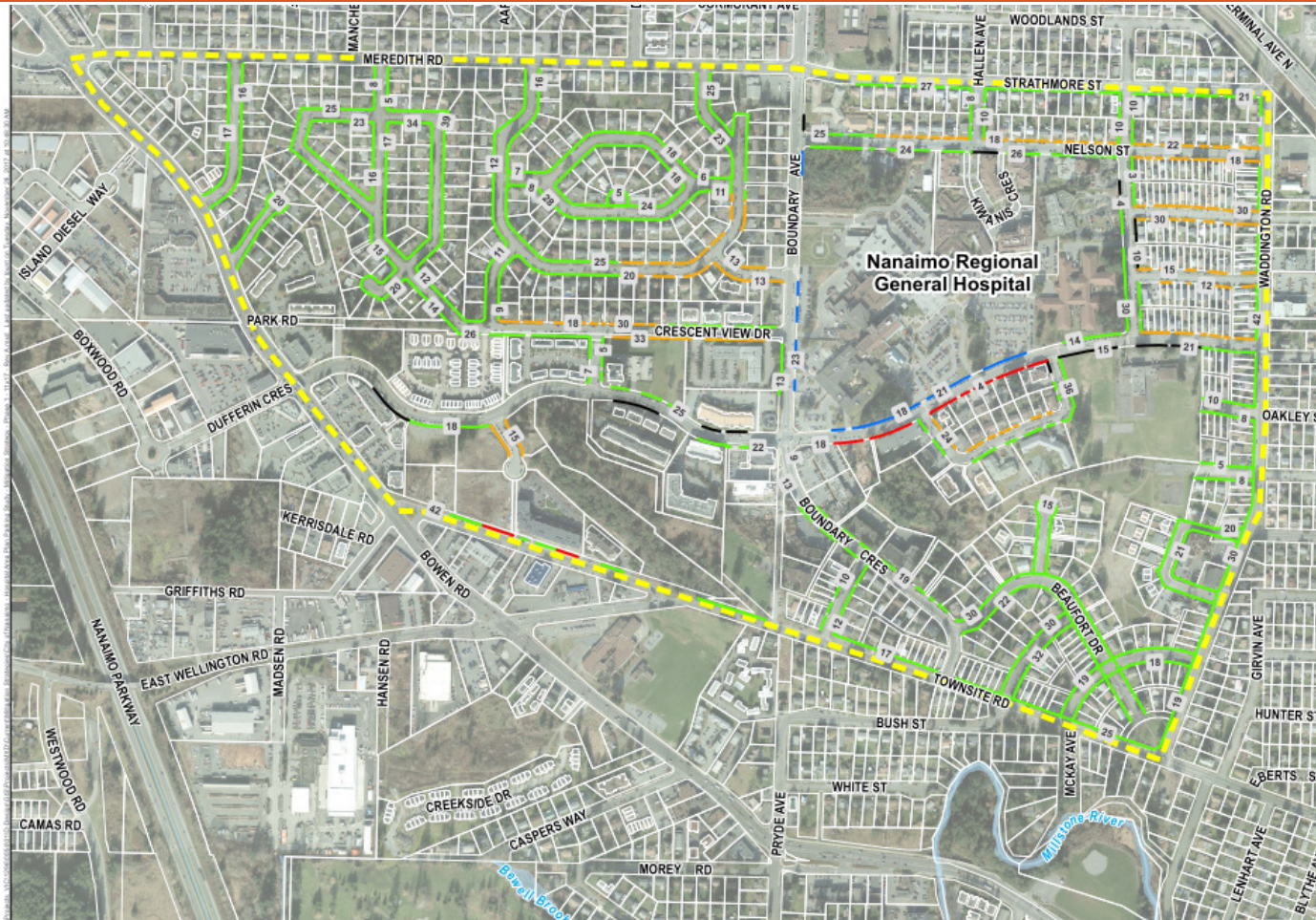
| | 11 AM | Noon | 1 PM |
|--------|-------|------|------|
| Public | 88% | 85% | 91% |
| Staff | 99% | 98% | 95% |



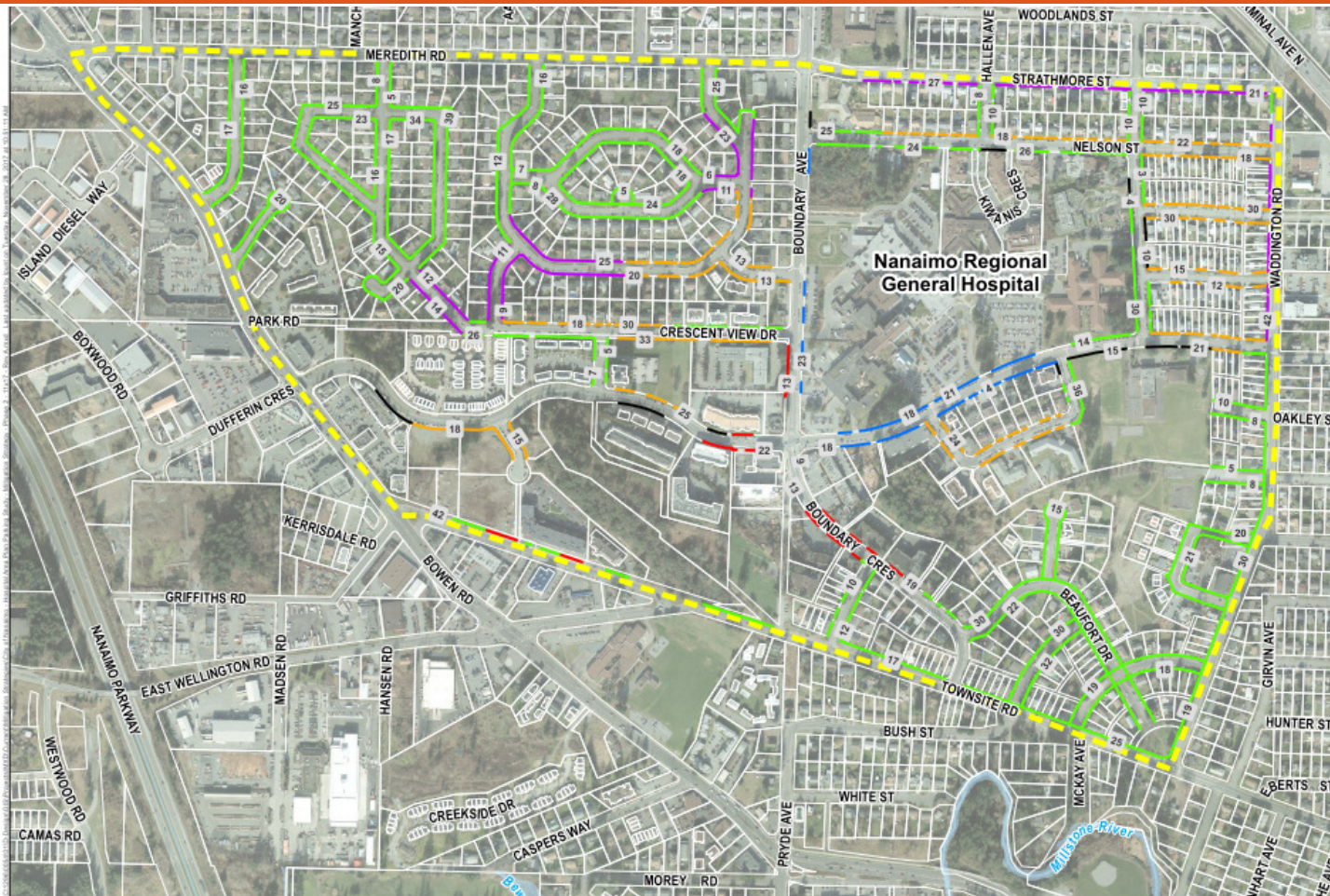
Draft: Parking Management Strategies

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)



Proposed Parking Restrictions (Phase 2.0)



Discussion Questions: Parking

1. What policy changes should be considered?
2. What opportunities are there to improve short-term parking?
3. What opportunities are there to reduce parking demand?

Next Steps: Public Consultation

Stakeholder Meetings

Tuesday, December 5

Thursday, December 7

Open House

Thursday, December 7