



AGENDA

COMMUNITY PLANNING AND DEVELOPMENT COMMITTEE MEETING

October 17, 2017, 5:00 PM - 6:00 PM
Board Room, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Pages

1. **CALL THE MEETING OF THE COMMUNITY PLANNING AND DEVELOPMENT COMMITTEE TO ORDER:**
2. **INTRODUCTION OF LATE ITEMS:**
3. **ADOPTION OF AGENDA:**
4. **ADOPTION OF MINUTES:**
 - a. **Minutes** 3 - 5

Minutes of the Open Meeting of the Community Planning and Development Committee held in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Tuesday, 2017-SEP-19 at 5:00 p.m.
5. **PRESENTATIONS:**
 - a. **B. Zurek, Planner, will provide a presentation regarding the Hospital Area Plan - Issues and Opportunities Results** 6 - 46
6. **REPORTS:**
 - a. **Community Planning and Development Committee Key Date Calendar - 2018** 47 - 48

Purpose: For the Community Planning and Development Committee to receive the 2018 Community Planning and Development Committee Key Date Calendar for information.
 - b. **Rezoning Application No. RA383 – 285 Rosehill Street** 49 - 55

Purpose of Report: To present the Community Planning and Development Committee with an application to rezone 285 Rosehill Street from Medium Density Residential (R8) to Mixed Use Corridor (COR2) to allow a 19-bed personal care facility.

Recommendation: That the Community Planning and Development Committee receive the report titled Rezoning Application No. RA383 - 285 Rosehill Street and provide a recommendation.

7. OTHER BUSINESS:
8. QUESTION PERIOD:
9. ADJOURNMENT:

MINUTES
OPEN COMMUNITY PLANNING AND DEVELOPMENT COMMITTEE MEETING
BOARD ROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
TUESDAY, 2017-SEP-19, AT 5:00 P.M.

PRESENT: Members: Councillor D. M. Brennan, Acting Chair
 D. Appell
 M. Beaudoin-Lobb
 C. Brown
 T. Brown
 A. Griffin
 P. Reynes
 R. Steele
 K. Wardstrom

 Absent: Councillor J. A. Kipp, Chair
 Councillor G. W. Fuller
 G. Adrienne
 R. Finnegan

 Staff: B. Zurek, Planner
 P. Humphreys, Recording Secretary

1. CALL THE COMMUNITY PLANNING AND DEVELOPMENT COMMITTEE MEETING TO ORDER:

The Open Community Planning and Development Committee Meeting was called to order at 5:07 p.m.

Chair Councillor Kipp was absent. By unanimous consent, Councillor Brennan assumed the Chair.

2. INTRODUCTION OF LATE ITEMS

(a) Dan Appell advised that he would be bringing forward two items under Agenda Item 7 Other Business, as follows:

 7 a. Terminal/Nicol Street Corridor Status; and,

 7 b. Rail to Trail Plan Status.

3. ADOPTION OF AGENDA:

It was moved and seconded that the Agenda, as amended, be adopted. The motion carried unanimously.

4. ADOPTION OF MINUTES:

It was moved and seconded that the Community Planning and Development Committee rescind the following motion:

“It was moved and seconded that the Minutes of the Regular Meeting of the Community Planning and Development Committee held in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Tuesday, 2017-JUN-20 at 5:00 p.m. be adopted as amended to show Committee member Colin Brown in attendance.”

It was moved and seconded that the Minutes of the Open Meeting of the Community Planning and Development Committee held in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Tuesday, 2017-JUN-20 at 5:00 p.m. be adopted as amended to show Committee members Colin Brown and Daniel Appell in attendance. The motion carried unanimously.

It was moved and seconded that the Minutes of the Open Meeting of the Community Planning and Development Committee held in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Tuesday, 2017-JUL-18 at 5:00 p.m. be adopted. The motion carried unanimously.

5. PRESENTATIONS:

- (a) B. Zurek, Planner, provided a presentation regarding the Hospital Area Plan process update. Consultants have been secured to conduct separate studies of parking, transportation and streetscape design needs. An online survey has been concluded and results are currently being analyzed. An outline of preliminary results from stakeholder groups and survey feedback was included in the presentation. Next steps include stakeholder meetings on 2017-OCT-19 and 2017-OCT-24, and a second online survey to run from 2017-OCT-15 through 2017-NOV-15.

It was moved and seconded that the Community Planning and Development Committee receive the presentation regarding the Hospital Area Plan process update. The motion carried unanimously.

6. OTHER BUSINESS:

- (a) Terminal/Nicol Corridor Status

D. Appell requested an update of the progress regarding the Terminal Nicol Corridor planning project that was initiated in 2016. B. Zurek advised that the plan was in progress but that its completion date could not be accurately estimated at this time.

- (b) Rail to Trail Plan Status

D. Appell asked for clarification of Council's current position regarding changing the land use of the E&N Railroad from railway tracks to trails. The request was spurred by comments from committee members at the 2017-JUL-18 Community Planning and

Development Committee meeting that he understood indicated Council had decided to get rid of railways entirely in favour of replacing the rail track routes with trails. He feels this is a critical land use issue that will affect both current and future projects in Nanaimo. He would like confirmation that related decisions by Council are made in a fully informed way through a report considering all costs and benefits associated when comparing a trail/track or trail only system.

Councillor Brennan clarified that Council has not made any official resolutions regarding the removal of rail tracks along the E&N Railway. This decision would involve all parties involved along the entire distance of the railway, including the Island Corridor Foundation, Regional District of Nanaimo, and First Nations. The intricate relationships and agreements between all parties makes it a complicated issue that will likely not be concluded in the near future.

By unanimous consent, the Committee decided not to pursue Council authorization for a Staff report on the railroad land use status at this time.

7. QUESTION PERIOD:

- Ms. Dorothy Houghton, re: transit service to accommodate hospital shift workers to be considered in the Hospital Area Plan studies; and, to note that although a goal of the Plan is to allow more restaurants near the hospital for staff, many workers have too short a lunch break to allow for this.

It was confirmed by Staff that transit service would be an important factor included in the Hospital Area Plan studies. It was suggested that Ms. Houghton bring up the transit issues at an upcoming meeting of the Regional District of Nanaimo's Transit Committee.

8. ADJOURNMENT:

It was moved and seconded at 6:26 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER

Hospital Area Plan – Issues and Opportunities
Stakeholder Meetings Summary
June 20 and 22nd, 2017

ISSUE		OPPORTUNITY	RELEVANT ORGANIZATIONS	CONSULTANT
Land Use				
1	Hospital growth and expansion resulting in demand for land in the hospital area, including office space	Vacant or under-utilized buildings / land may be redeveloped in the hospital area including Dufferin Elementary School site, former Travellers Lodge, and the Woodlands High School (outside of the plan area)	CITY OF NANAIMO (CITY) ISLAND HEALTH (IH) SCHOOL DISTRICT 68 (SD68)	URBAN FORUM ASSOCIATES (UFA)
2	Increasing Development Cost Charges will stifle growth in the hospital area	Evaluate the proposed Development Cost Charge bylaw and other opportunities to subsidize hospital-area redevelopment	CITY	
3	Additional residential density required to support urban uses in the hospital area	Residential uses should be mixed into new developments in the hospital area	CITY	UFA
4	Hospital dominates the use and function of the local area but the hospital area lacks a unifying identity	Adopt a health and wellness focus for the neighbourhood to mirror the mandate of the Hospital Hospital Area Plan process can guide the community in developing the hospital area into a successful hospital district	CITY	UFA
5	Public realm in the hospital area is not inviting for pedestrians	Provide land use designations, urban streetscape / open space enhancements to encourage walking in the hospital area	CITY	UFA
6	Parks and open spaces are neither linked in the hospital area nor between the hospital area and the rest of the city	Link existing parks and open spaces in the hospital area, and link the hospital area to the existing network of trails and parks throughout the city	CITY	UFA URBAN SYSTEMS LTD. (USL)
7	Land use zoning does not always support urban development	Broaden the number of properties zoned CC5 in the hospital area	CITY	
Services				
8	Hospital workers have short breaks and limited time to utilize local services, but a desire to	Identify area in close proximity to the Hospital as a target for new businesses to serve the	CITY	

Hospital Area Plan – Issues and Opportunities
Stakeholder Meetings Summary
June 20 and 22nd, 2017

	get outside to purchase food / drinks	daytime users of the Hospital in the plan		
9	Lack of child daycares in the hospital area with hours that match shift times of hospital employees	Accommodate hospital-area daycare in the hospital area	CITY	
10	Lack of pet daycares in the hospital area	Accommodate hospital-area pet daycare in the hospital area	CITY	
11	Lack of age-in-place seniors housing in the hospital area	Accommodate hospital-area age-in-place seniors' housing in the hospital area	CITY IH	
12	Lack of First Nations health care in the hospital area	Accommodate hospital-area First Nations health care services in the hospital area	CITY IH FIRST NATIONS HEALTH AUTHORITY (FNHA)	
13	Lack of fitness / recreation centres in the hospital area with hours that match shift times of hospital employees	Accommodate hospital-area fitness / recreation centres in the hospital area	CITY	
14	Lack of restaurants / cafes in the hospital area	Accommodate hospital-area restaurants / cafes in the hospital area	CITY	
15	Lack of local accommodation and services for outpatients, and family members of inpatients	Home-Away-From Home Facility may locate in hospital area to provide accommodation for families with sick children Accommodate accommodation within walking distance of the hospital area to serve outpatients and in/outpatient families in the hospital area Accommodate hospital-area day-time space for outpatients / families to relax and rest while waiting for treatment / caring for patients in the hospital area	CITY IH	
16	Lack of complimentary medical services in the	Accommodate medical services within the hospital area	CITY	

Hospital Area Plan – Issues and Opportunities
Stakeholder Meetings Summary
June 20 and 22nd, 2017

	area: chiropractor, physical therapist, naturopath, RMT, etc.			
17	Lack of community services in the area: ATM and a small grocery store	Accommodate community services within the hospital area	CITY	
18	Lack of meeting space for hospital-area senior citizens	Accommodate indoor and outdoor spaces in the hospital area to serve the day-time population of senior citizens in the hospital area	CITY IH	
19	Lack of a civic facility in the hospital area (like Oliver Woods)	Accommodate a civic activity centre in the hospital area	CITY	
Relationships: Hospital, City, Community, RCMP, RDN				
20	Growth of Hospital / City resulting in land use conflicts including increased traffic and reduced parking availability	Hospital and City need to establish an institutional link to manage relevant issues, and to collaborate on growth, development	IH-CITY	
21	Perception that Hospital is indifferent to the concerns of local residents	Create and maintain a dialog between the Hospital and the community	CITY-IH- HOSPITAL AREA NEIGHBOURHOOD ASSOCIATION (HANA)	
22	On-street parking may cause conflict between hospital employees and local residents	<p>Create and maintain a dialog between the Hospital and the community</p> <p>Recognize existing positive relationships:</p> <p>Neighbourhood residents are patrons of the hospital, and Hospital employees care for neighbourhood residents when sick or injured, and</p> <p>Hospital has a mandate and responsibility to serve the region, and the local residents are part of the regional community, and Hospital employees are respected for the care they provide to the public,</p>	CITY-IH-HANA	

Hospital Area Plan – Issues and Opportunities
Stakeholder Meetings Summary
June 20 and 22nd, 2017

		including members of the hospital area, and Neighbourhood residents are patrons of the hospital, and Hospital employees care for neighbourhood residents when sick or injured		
23	Institutions in the Hospital area have not established a formal / informal working relationship	Create a working group to consider issues of mutual interest, including growth and land use in the Hospital area and the management of emerging / ongoing issues	CITY-IH-SCHOOL DISTRICT 68 (SD68)-RCMP-CITY	
24	Hospital site may not be able to accommodate future expansion needs	Potential off-site Hospital expansion(s) could benefit from a partnership to streamline the redevelopment process As partners, institutions can examine areas of mutual interest, including the redevelopment of school property in the Hospital area	IH-CITY IH-SD68-CITY	
25	Beaufort Park is perceived as unsafe by the local community	Local residents and businesses need the city's help to take back the park	HANA-CITY-RCMP	
26	Existing relationship between the community and the RCMP needs to be strengthened	Develop a formal / informal / regular link between the community and the RCMP	HANA-RCMP	
Behaviors, Expectations, and Perceptions				
27	Conflict: some daytime users expect free on-street parking while some residents expect residents' only parking	Examine options to manage and regulate on-street parking	CITY IH	USL
28	Staff expect parking within close proximity to Hospital site	Discuss current and future parking options / expectations between Hospital staff and administration	IH	USL
29	Parking at the Hospital is a complex issue, and residents, daytime users, and local residents need more information and	Share information, discuss options, and work together with all stakeholders to find a long-term solution	IH-CITY-HANA	USL

Hospital Area Plan – Issues and Opportunities
Stakeholder Meetings Summary
June 20 and 22nd, 2017

	education to find a solution			
Safety and Security				
30	On-street parking may cause conflict between hospital employees and local residents	Create and maintain a dialog between the Hospital and the community Examine options to manage and regulate on-street parking	IH-CITY-HANA	USL
31	Personal security risk for hospital employees walking to / from parked vehicles on-street	Improve street lighting CPTED analysis on parks and open space CPTED analysis on Hospital property	CITY-IH	UFA
32	Perceived increase in crime, theft, vandalism, and graffiti in the hospital area	Locate a community policing station in the hospital area Request regular RCMP patrols from officers on bicycles	CITY-RCMP	UFA
Parking				
33	Perceived shortage of hospital parking	Provide additional parking on the hospital site Permit shared parking (between separate land owners) in the hospital area Improve / maximize on-street parking in the hospital area Encourage the construction of public parkades in the hospital area	IH	
34	Free on-street parking is a disincentive to construct off-street parking	Pricing on-street parking would provide an incentive for hospital-area developers to construct additional off-street parking	CITY	USL
35	Perceived shortage of hospital parking for patients, families, and disabled and elderly hospital users / visitors	Examine the supply / demand of parking reserved for patients and families and allocate additional parking spaces near the Hospital, if required	IH	USL

Hospital Area Plan – Issues and Opportunities
Stakeholder Meetings Summary
June 20 and 22nd, 2017

		Examine the supply / demand of parking reserved for disabled / elderly and allocate additional parking spaces near the Hospital, if required		
36	Parking demand exceeds supply when Hospital shifts overlap	Evaluate the parking demand during periods when shifts overlap and develop mitigation if supply short of demand (Transportation Demand Management)	IH	USL
37	Winter snowfalls limit the amount of on-street parking	Prioritize snow removal on streets in the hospital area	CITY	
38	Perceived shortage of on-street parking	Residents' only parking Pricing on-street parking, residents' exempt Time restricting on-street parking	CITY	USL
39	Complex and historic management of Hospital staff parking (employees pay for a spot without guaranteed availability)	Evaluate and improve existing parking management for Hospital staff	IH	
40	Conflict: Parking (and bicycle parking) not considered direct patient care and therefore VIHA funding for site improvements limited	Examine funding model for site improvements, including the provision of Hospital parking (and bicycle parking)	IH	
41	Stresses associated with parking conflicts may impact the health of patients and the ability of staff and family to care for patients	Evaluate and improve existing parking management for Hospital staff, patients, and patients' caregivers	IH	
42	Existing supply of Hospital parking may not be adequate to accommodate demand generated by new services or training activities	Evaluate and improve existing parking management for Hospital staff, patients, and patients' caregivers	IH	
43	Lack of Hospital-area parking such that	Provide additional parking on the hospital site	IH	

Hospital Area Plan – Issues and Opportunities
Stakeholder Meetings Summary
June 20 and 22nd, 2017

	Hospital employees often unwilling to move parked car during shift			
44	Streets are congested with parked vehicles	Hospital Area Neighbourhood Association supports the pricing of hospital-area street parking	CITY-HANA	USL
45	Pricing on-street parking may force day-time hospital users to park on residential streets further away from the Hospital	Develop plan to reduce the demand for parking for Hospital employees (Transportation Demand Management) Develop a comprehensive parking plan that does not simply force on-street parking conflicts to other residential streets in the hospital area	CITY-IH-HANA	USL
Active Transportation				
46	Lack of incentives for cycling and cycle-commuting in the hospital area	Provide secure and convenient bicycle storage, showers, etc. in new hospital area developments	CITY	
47	Formal carpooling initiative created but not used extensively by Hospital staff	Hospital administration to examine parking in context of Transportation Demand Management	IH	
48	Perception that Cycling lane on Boundary Avenue is dangerous	Evaluate function of Boundary Avenue cycling lane, and modify lane, if required	CITY	USL
49	Few sidewalks on Dufferin Crescent make it difficult to walk safely in hospital area	Develop and implement plan to construct sidewalks throughout neighbourhood	CITY	UFA USL
50	Dufferin-Boundary intersection pedestrian crossing times unsafe for pedestrians	Program lights with longer walk-times Program lights with all-way vehicle stop to allow more pedestrian movements	CITY	USL
51	Curbs and sidewalks are not constructed to accommodate walkers / disabled	Evaluate the existing infrastructure in the hospital area and develop and implement a plan to replace infrastructure	CITY	USL
Transportation				
52	Perception that Dufferin Crescent is not built to accommodate the	Evaluate the capacity of Dufferin Crescent to support	CITY	UFA USL

Hospital Area Plan – Issues and Opportunities
Stakeholder Meetings Summary
June 20 and 22nd, 2017

	current volume of traffic / parked vehicles	vehicles, cycling, and on-street parking Enforce parking bylaw		
Transit				
53	Transit schedule does not accommodate the schedules of most hospital employees	Examine potential changes to the transit schedule that would better serve hospital staff	CITY-IH-REGIONAL DISTRICT OF NANAIMO (RDN)	USL
54	Distance from bus stops to main entrance may deter some staff / patients from taking transit for trips to / from the hospital	Examine the feasibility of locating a bus stop on the Hospital site	IH RDN	USL
55	Transit service to the Hospital perceived to be infrequent and slow	Evaluate options to improve service to hospital area for Hospital employees	CITY RDN	USL
Parks and Open Space				
56	Lack of playgrounds for children in the hospital area, and specifically, on the Hospital site	Locate playground in the Hospital area for the use of local residents and daytime Hospital users	IH-CITY	UFA
57	Perceived lack of inviting places to walk for breaks / exercise in the hospital area	Evaluate the existing parks and open space in the hospital area and develop / improve the pedestrian network Install benches / furniture Perform a CPTED analysis of parks and open spaces in the hospital area Create an outdoor fitness park	CITY	UFA
58	Lack of greenspace in the hospital area	Consider landscaping improvements that include increasing the green space on the hospital site Consider landscaping improvements that include increasing the green space in the city-owned parks and open spaces in the hospital area	IH CITY	UFA USL

Hospital Area Plan – Issues and Opportunities
Stakeholder Meetings Summary
June 20 and 22nd, 2017

59	Petty theft perceived to have become worse in the neighbourhood over the past number of years	<p>Increase the presence of RCMP and bylaw enforcement in the hospital area</p> <p>Improve lighting in the hospital area</p>	CITY RCMP	UFA
60	Beaufort Park perceived to be unsafe, and attended frequently by the RCMP	<p>Re-develop the park following CPTED principles</p> <p>Increase the presence of RCMP and bylaw enforcement in the hospital area</p> <p>Improve lighting in the hospital area</p>	CITY RCMP	UFA
61	Interesting greenspace and vegetation required in the hospital area	<p>Include space for community gardens in parks and open space in the hospital area</p> <p>Plan trees in the public realm especially along streets, walking paths, bicycle corridors in the hospital area</p>	CITY	UFA

Hospital Area Neighbourhood Association (HANA)
Community Meeting – July 31st, 2017

ISSUE		OPPORTUNITY	RELEVANT ORGANIZATIONS	CONSULTANT
Parking				
1	Congested streets and busy roads result in poor visibility at driveways, approaching intersections, and around curves in roadways	Manage on-street vehicle parking Residents' only parking Increase bylaw enforcement (vehicle parking)		Urban Systems Ltd. (USL)
2	Lack of curbs and sidewalks exacerbates on-street vehicle parking problems near driveways and intersections	Upgrade infrastructure throughout the hospital area		Urban Forum Associates (UFA) USL
3	Hospital is avoiding parkade construction resulting in employee parking on residential streets	Construct additional hospital parking Manage on-street vehicle parking (residents only) Pricing on-street parking (residents exempt)	ISLAND HEALTH (IH)	
Relationships: HANA, City, Hospital				
4	Hospital doesn't acknowledge the concerns of the local residents	Create a dialogue between the Hospital and HANA	HOSPITAL AREA NEIGHBOURHOOD ASSOCIATION (HANA)-IH	
5	City communicates poorly with the community on development-related issues	Create a stronger dialogue between the City and HANA	HANA-CITY	
6	City approves new residential developments with insufficient off-street parking (grants parking variances)	Create a dialogue between the City and HANA Require new developments to provide adequate off-street parking	HANA-CITY	
7	City is doing a poor job of enforcing bylaws exacerbating safety concerns of local residents	Create a stronger dialogue between the City and HANA Increase bylaw enforcement	HANA-CITY	
8	No formal relationship between local business community and local residents	Create a dialogue between the business community and HANA	HANA-LOCAL BUSINESSES	

Hospital Area Neighbourhood Association (HANA)
Community Meeting – July 31st, 2017

Safety and Security				
9	Vacant buildings / properties need redevelopment to discourage camps and squatters	<p>Create a stronger dialogue between the RCMP and HANA</p> <p>Encourage the sensitive redevelopment of vacant buildings / properties in the hospital area</p> <p>Increase police patrols</p> <p>Increase bylaw enforcement</p>	HANA-RCMP	
Land Use				
10	Vacant land could be used to reduce parking pressures in the hospital area	Redevelop the schools in the area to accommodate the surplus hospital parking	IH SCHOOL DISTRICT 68 (SD68)	UFA
Character				
11	Hospital-area infrastructure deficit	Upgrade infrastructure throughout the hospital area		UFA USL
Active Transportation				
12	Pedestrians have safety concerns because of congested streets, busy roads, and lack of pedestrian infrastructure in the hospital area	<p>Develop / improve pedestrian infrastructure in the hospital area</p> <p>Install lighted crosswalks to encourage pedestrian movements in the hospital area, especially along Dufferin Crescent</p> <p>Improve pedestrian safety at the intersection of Dufferin Crescent and Boundary Road</p>		UFA USL



HOSPITAL AREA PLAN – ISSUES AND OPPORTUNITIES

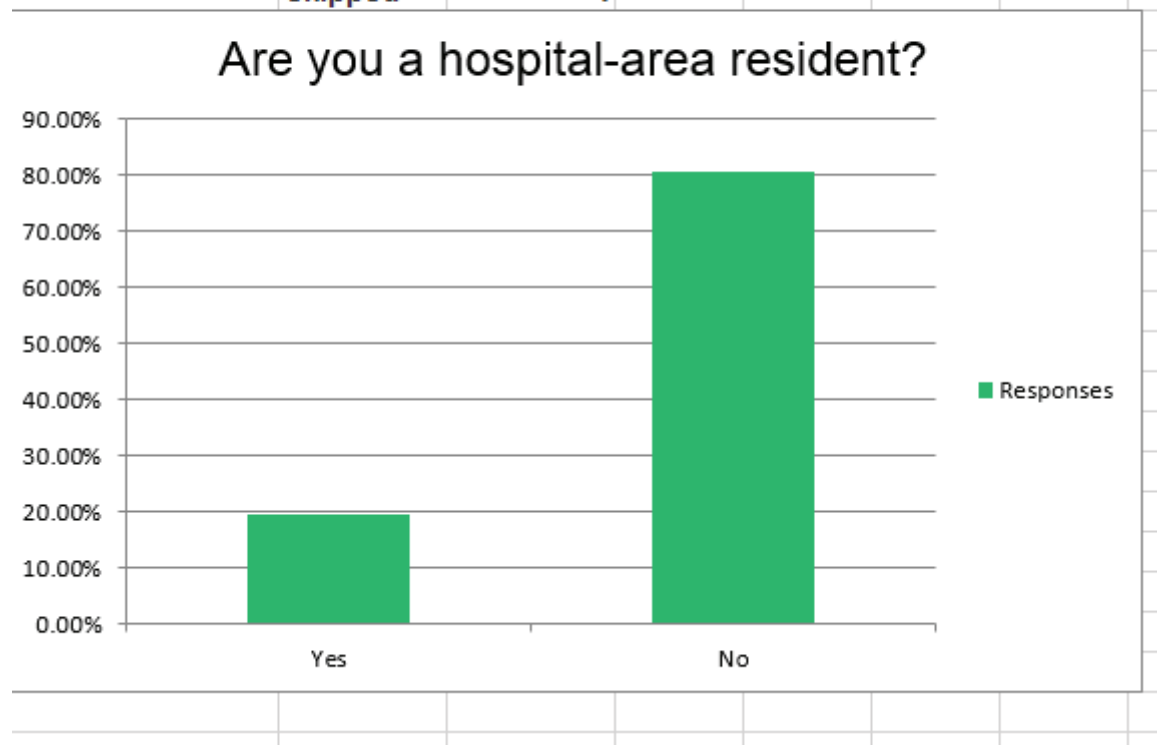
ONLINE SURVEY – CONSOLIDATED COMMENTS

SURVEY PERIOD: June 22nd to August 25th, 2017

TOTAL RESPONSES: 505 (NOTE: Not all respondents answered all questions)

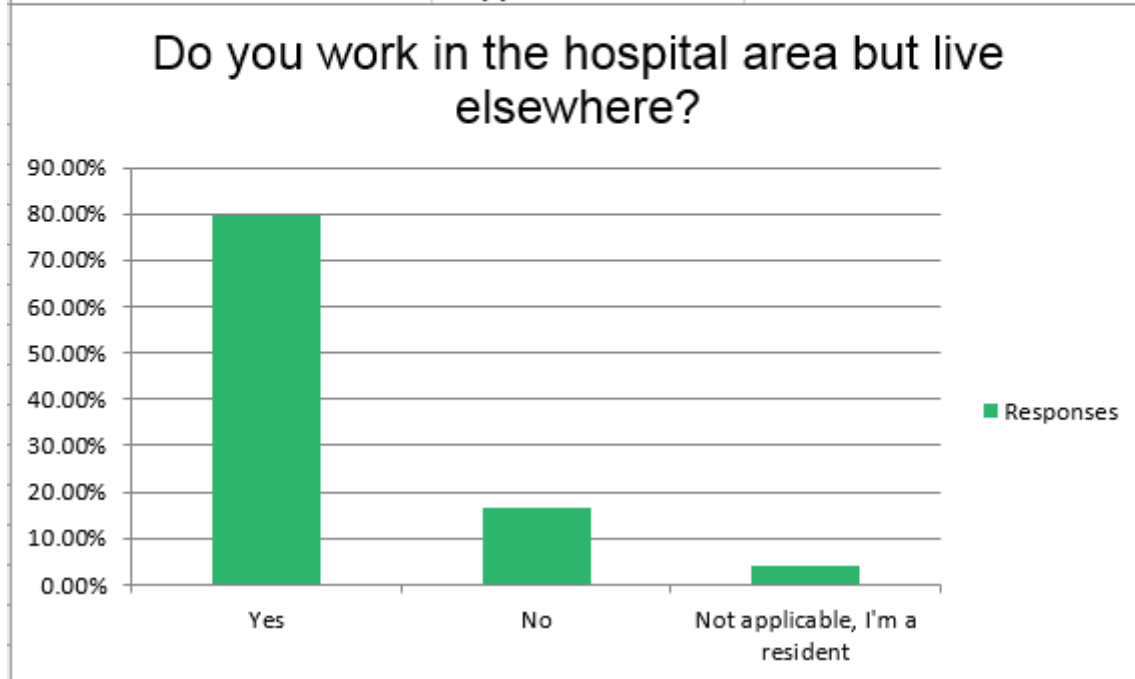
Q 1. Are you a hospital-area resident?

Answer Choices	Responses						
Yes	19.40%	97					
No	80.60%	403					
	Answered	500					
	Skipped	4					



Q 2. Do you work in the hospital area but live elsewhere?

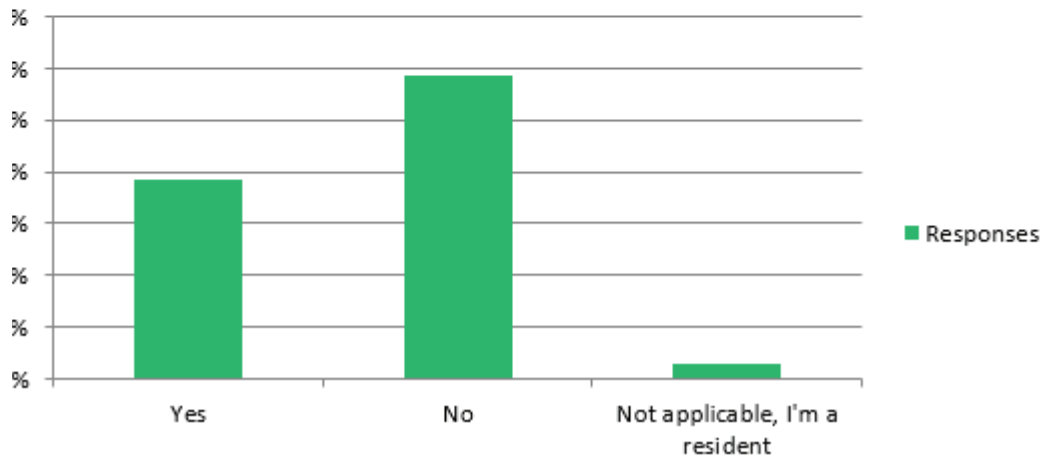
Answer Choices		Responses
Yes	79.56%	397
No	16.43%	82
Not applicable, I'm a resident	4.01%	20
Answered		499
Skipped		5



Q 3. Do you travel to the hospital area to receive medical services, or to visit someone who receives medical services?

Answer Choices	Responses	
Not applicable, I'm a resident	38.52%	188
	58.61%	286
	2.87%	14
	Answered	488
	Skipped	16

Do you travel to the hospital area to receive medical services, or to visit someone who receives medical services?



Q 4. What are three things you like most about the hospital area?

Answered	336
Skipped	168

RESULTS	
TOPIC	Number of mentions
Central	140
Greenspace	71
Access	64
Trees	52
Amenities	50
Quiet	47
Hospital	46
Parking	39
Walkable	27
Shopping	26
Medical	24
Residential	14
Bus	12
Neighbourhood	10
Safe	10
Buildings	9
Mix	9
Bikeable	8
Growth	8
View	5
Affordable	4
People	4
Clean	3
Flat	3
Family	2
Snowplow	2
Friendly	1
Lighting	1
Off leash	1
Pickleball	1
Sunny	1
Housing	1

Q 5. What are three things that you would like to improve in the hospital area?

Answered

500

Skipped

5

RESULTS	
TOPIC	Number of Mentions
parking	292
greenspace	60
traffic	57
restaurants	39
safety	38
intersection	26
crosswalks	23
access	22
speeding	21
litter	19
bikeability	18
sidewalks	18
transit	16
smoking	16
walkability	16
visibility	13
congestion	12
lighting	12
services	9
stores	9
benches	7
business	6
crime	6
healthcare	6
enforcement	5
neighbourhood	5
accommodation	4
homelessness	4
affordability	3
roads	3

development	2
noise	2
cleanliness	1
ditches	1
graffiti	1
landscaping	1
overbuilding	1
poverty	1
washrooms	1

Q 6. How would you describe the character of the hospital area?

Answered	336
Skipped	168

RESULTS	
TOPIC	Number of Mentions
Older	72
Run Down	71
Residential	37
Mixed	30
Unsafe	30
Hectic	27
Congested	25
Good	20
Growing	18
Plain	17
Charming	16
Quiet	16
Friendly	14
Traffic	12
Commercial	10
Dense	10
Family	10
Healthcare	10
Community	9
Development	9
Parking Issues	9
Working-class	9
Low income	6
Apartments	5
Crime	4
Noisy	4
Retro	4
Secure	4
Confusing	3
Dirty	3

Inaccessible	3
Industrial	3
Lack of Greenspaces	3
Rentals	3
Unfriendly	3
Affordable	2
Bike lane problem	2
Organized	2
Schools	2
Seniors	2
Services	2
Characters	1
Conservative	1
Crowded	1
Deteriorating	1
Greenspace	1
Metropolitan	1
Poor transit	1
Poverty	1
Retail	1
Unplanned	1
Walkable	1

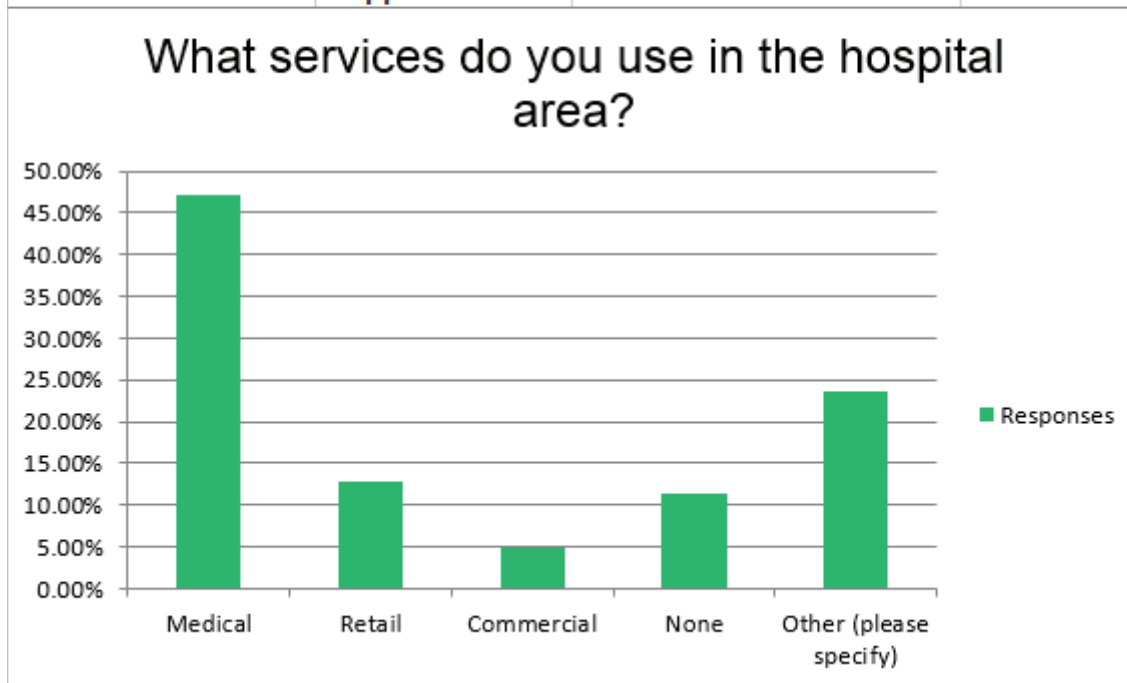
Q 7. As the neighbourhood grows, how would you like to see the character of the hospital area change, if at all?

Answered 311
Skipped 193

RESULTS	
TOPIC	Number of mentions
Central	140
Greenspace	71
Access	64
Trees	52
Amenities	50
Quiet	47
Hospital	46
Parking	39
Walkable	27
Shopping	26
Medical	24
Residential	14
Bus	12
Neighbourhood	10
Safe	10
Buildings	9
Mix	9
Bikeable	8
Growth	8
View	5
Affordable	4
People	4
Clean	3
Flat	3
Family	2
Snowplow	2
Friendly	1
Lighting	1
Offleash	1
Pickleball	1
Sunny	1
Housing	1

Q 8. What services do you use in the hospital area?

Answer Choices	Responses	
Medical	47.21%	186
Retail	12.94%	51
Commercial	4.82%	19
None	11.42%	45
Other (please specify)	23.60%	93
Answered		394
Skipped		110



Q 9. What additional services are needed in the hospital area?

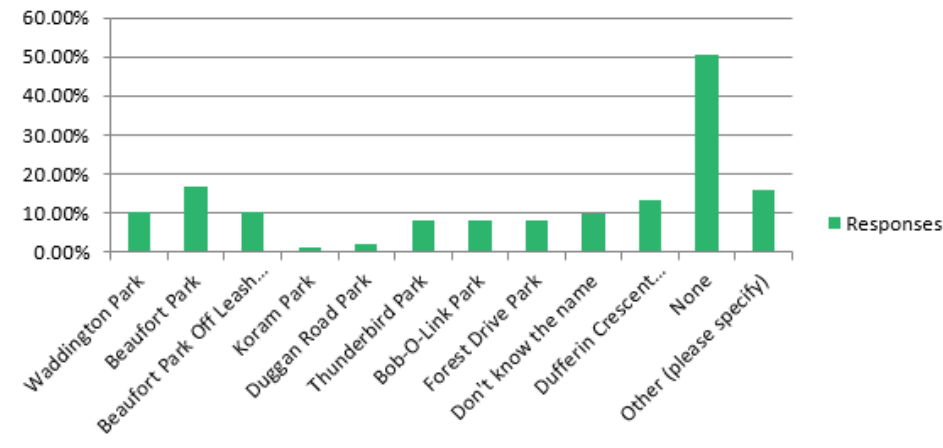
Answered	242
Skipped	262

RESULTS	
TOPIC	Number of mentions
Restaurants	101
Parking	52
Hospital improvements	27
Retail	16
Healthcare services	15
Greenspace	12
Daycare	10
More frequent transit	10
Patient/family/worker accommodation	10
Health food grocery store	8
Sidewalks	7
Wellness/Recreation	6
Banks	5
Bylaw enforcement	4
Speed control	3
Playgrounds	3
Schools	2
Family areas	2
Walkability	2
Garbage cans	2
Community police station	1
Density housing	1
Better signage	1
Library	1
Gas station	1
Post Office	1
Fully fenced offleash park	1
Bikeability	1
Public washroom	1
Lecture theatre	1
Intersection improvements (Northfield & Boundary)	1

Q 10. Which hospital-area parks or open spaces do you use?

Answer Choices	Responses			
Waddington Park	10.22%	37		
Beaufort Park	16.57%	60		
Beaufort Park Off Leash Dog Area	10.22%	37		
Koram Park	1.38%	5		
Duggan Road Park	1.93%	7		
Thunderbird Park	8.29%	30		
Bob-O-Link Park	8.29%	30		
Forest Drive Park	8.29%	30		
Don't know the name	9.94%	36		
Dufferin Crescent Elementary School	13.26%	48		
None	50.55%	183		
Other (please specify)	15.75%	57		
	Answered	362		
	Skipped	142		

Which hospital-area parks or open spaces do you use?



Q 11. What could be done to improve hospital-area parks?

Answered	216
Skipped	288

RESULTS	
TOPIC	Number of mentions
Benches	26
Playgrounds	23
Clean up	20
Walking Paths/Trails	19
Signage	18
Make safer	18
Picnic tables	17
Garbage cans	16
Maintenance	15
More parking	15
Better equipment	12
More trees	12
Lighting	11
More greenspace	11
More dog off leash areas	8
Police/Security presence	7
Wheelchair accessible	7
Modernize	7
Use empty space (Woodlands etc.)	6
Shade	6
Dog poop clean up	4
Waterpark	4
Bike Paths	3
Fewer street people	3
Covered areas	3
Needle pick up	3
Improved visibility	3
Drug and alcohol free	2
Artwork	2
Fountains	2

Sports events	1
Reduce noise	1
Basketball courts	1
No dogs allowed	1
Barbecue pits	1
Festivals	1
Remove bike lanes	1
Make parks larger	1
Community garden	1

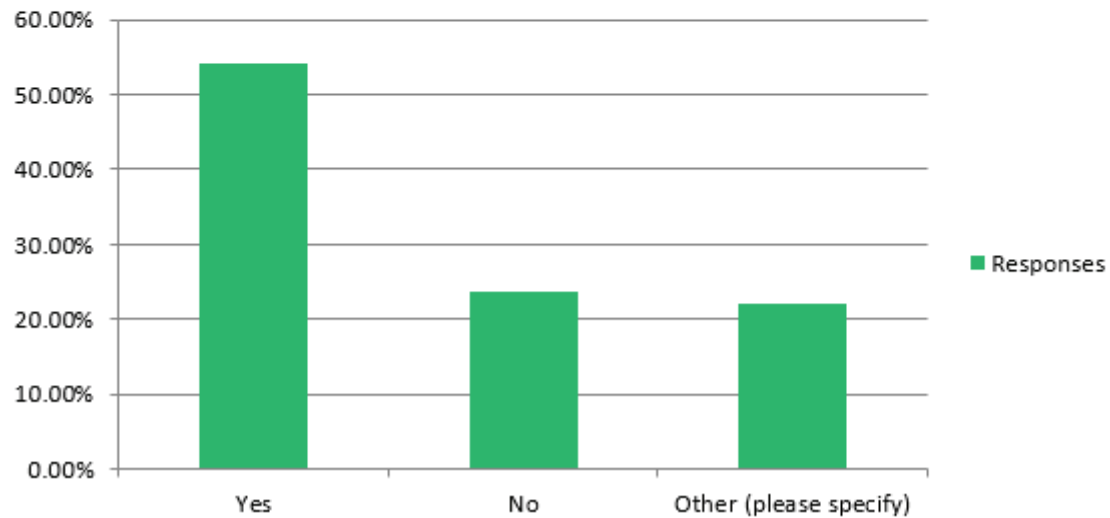
Q 12. Does the local road network meet your needs for vehicle transportation?

Answered 389

Skipped 115

Answer Choices	Responses				
Yes	54.24%	211			
No	23.65%	92			
Other (please specify)	22.11%	86			
	Answered	389			
	Skipped	115			

Does the local road network meet your needs for vehicle transportation?



Q 13. What could be done to improve the vehicle transportation network in the hospital area?

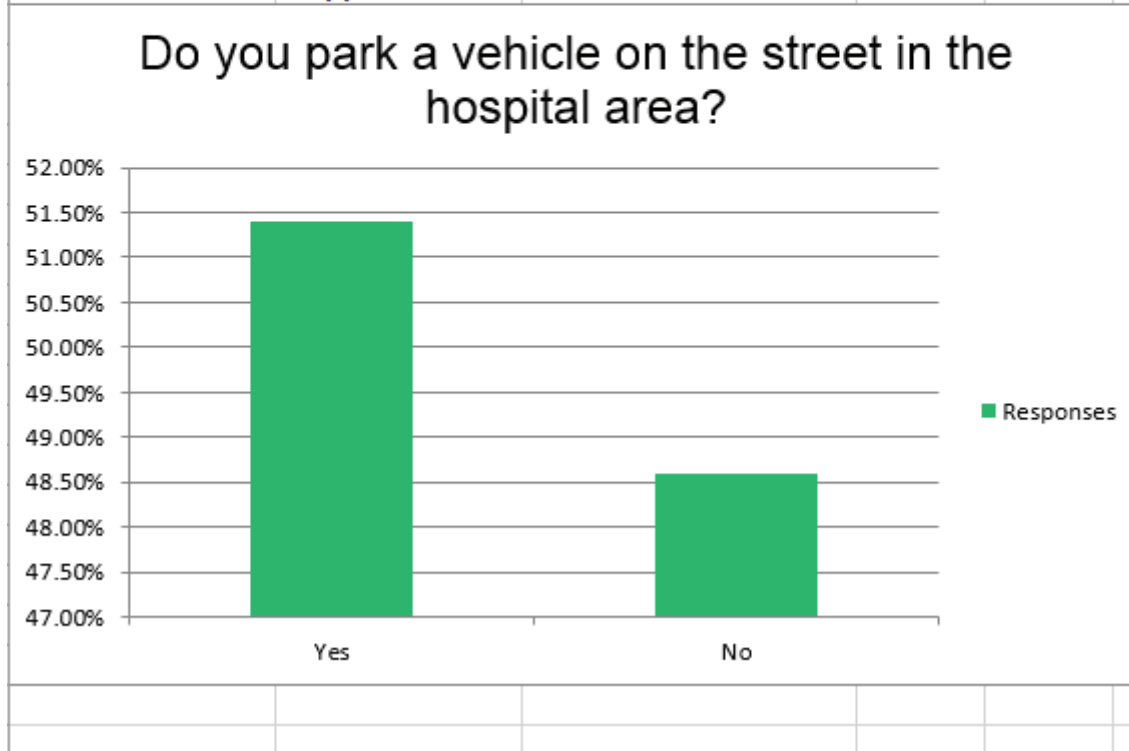
Answered 294
Skipped 210

RESULTS	
TOPIC	Number of mentions
Island Highway-Northfield-Boundary intersection	67
Hospital parkade	31
Transit improvements	30
More parking	25
Road network	17
Crosswalks	16
Island Highway-Waddington intersection	14
Cycling lanes	12
Intersection improvements	10
Sidewalks	9
Don't know	9
Boundary-Dufferin intersection	9
Cycling network	8
Free parking	7
Nothing required	6
Traffic signs	5
Pedestrian safety	5
Park-and-ride	5
On-street parking	5
Bowen-Dufferin intersection	5
Traffic calming	4
Restrict parking	4
Residents' only parking	4
Reduce speed limits	4
Reduce Dufferin speed limits	4
Free hospital parking	4
Express bus	4
Dufferin volume	4
Bylaw enforcement	4
Boundary cycling lane dangerous	4

Turning lanes	3
Transit integration	3
Traffic enforcement	2
Road maintenance	2
Relocate hospital	2
Reduce on-street parking	2
Okay	2
Hospital entrance bus stop	2
Dufferin Safety	2
Crescent View	2
Congestion	2
Wider roads	1
Westhill-Dufferin intersection	1
Upset residents	1
Turning lights	1
Transit shelters	1
Traffic circle	1
Townsite volume	1
Townsite	1
Street lighting	1
Strathmore	1
Stephenson Point	1
Restrict parking at curves	1
Restrict on-street parking	1
Remove cycling lanes	1
Pedestrian network	1
Pedestrian intersections	1
Parkway access	1
New residential developments	1
Manage on-street parking	1
Light rail train	1
Improve cycling network	1
Hospital turning lanes	1
Hospital taxi stand	1
Hospital signage	1
Hospital drop-off parking	1
Hammond Bay	1
Enforce speed limits	1
Dufferin-Waddington intersection	1
Divert traffic	1
Departure Bay	1
Cycling safety	1
Car pools	1

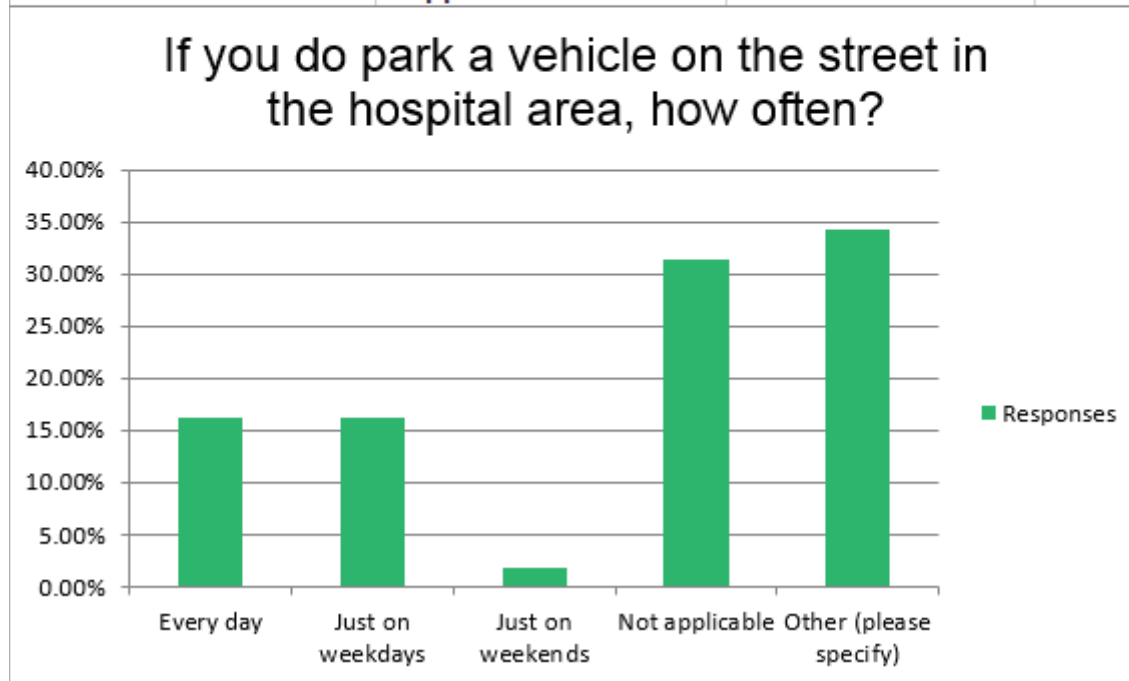
Q 14. Do you park a vehicle on the street in the hospital area?

Hospital Area Plan - Issues and Opportunities					
Do you park a vehicle on the street in the hospital area?					
Answer Choices	Responses				
Yes	51.41%	200			
No	48.59%	189			
	Answered	389			
	Skipped	115			



Q 15. If you do park a vehicle on the street in the hospital area, how often?

Answer Choices	Responses	
Every day	16.27%	55
Just on weekdays	16.27%	55
Just on weekends	1.78%	6
Not applicable	31.36%	106
Other (please specify)	34.32%	116
Answered		338
Skipped		166



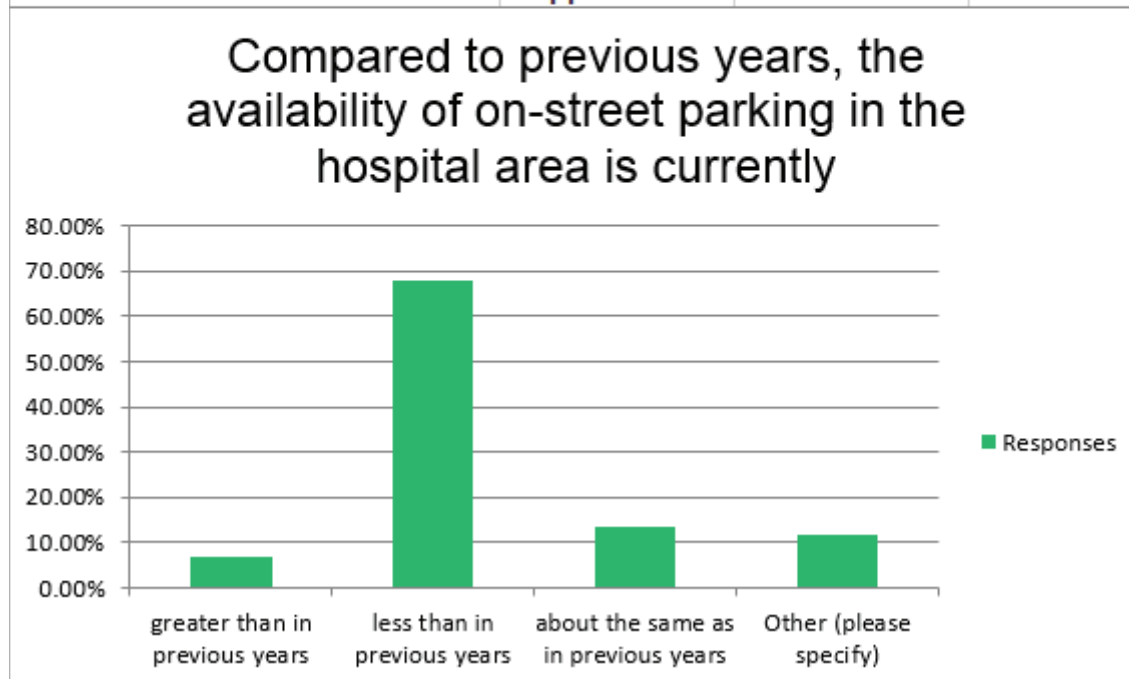
Q 16. If you park on the street in the hospital area, what time of day?

Answer Choices	Responses				
Morning	32.62%	106			
Afternoon	20.92%	68			
Evening	15.38%	50			
All day	34.46%	112			
Over night	13.54%	44			
Not applicable	32.00%	104			
Other (please specify)	7.69%	25			
	Answered	325			
	Skipped	179			



Q 17. Compared to previous years, the availability of on-street parking in the hospital area is currently:

Answer Choices	Responses	
greater than in previous years	6.82%	24
less than in previous years	67.90%	239
about the same as in previous years	13.64%	48
Other (please specify)	11.65%	41
Answered		352
Skipped		152



Q 18. Do you have any specific concerns about on-street parking in the hospital area?

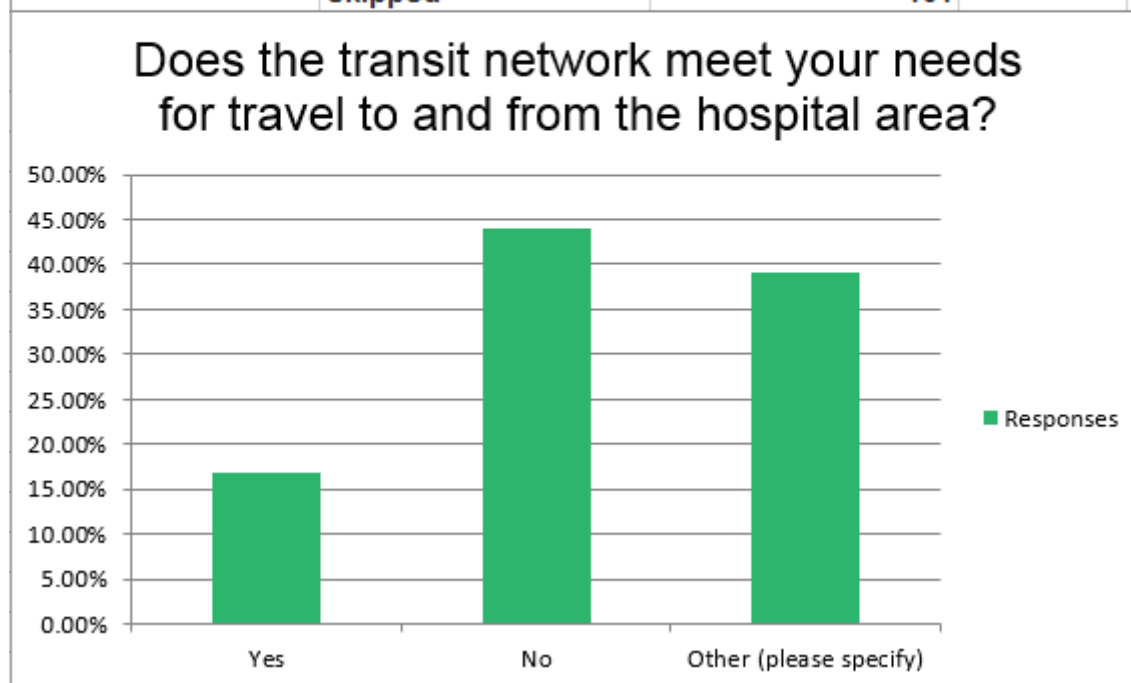
Answered 300
Skipped 204

RESULTS	
TOPIC	Number of mentions
Insufficient on-street parking	70
Reduced visibility	33
Insufficient hospital parking	29
Respectful of residents' concerns	26
Vandalism	25
Pedestrian safety	22
Bylaw enforcement	20
Driveways	18
Free parking	17
Street lighting	17
Break-ins	16
Intersections	12
Parking infrastructure	12
Residents-only parking	11
Safety and Security	10
Upset residents	9
Congestion	8
Fearful of city controls	8
Fender-benders	8
Narrow road	8
Frustrating	6
Boundary cycling dangerous	5
Crescent View	5
Dufferin	5
Snow removal	5
Cycling safety	4
Grant Avenue	4
New residential developments	4
Crime	3
Forest Drive	3

Parking controls frustrating	3
Pedestrian infrastructure	3
Theft	3
Too expensive	3
Collisions	2
Dangerous Roads	2
Insufficient clinic parking	2
Parking meters	2
Replacing parking with cycling lanes	2
Transit	2
Angled parking	1
Bicycle parking	1
Bowen	1
Car pool	1
Controls required	1
Corners	1
Cycling infrastructure	1
Going to get worse	1
Hit-and-runs	1
Honeysuckle	1
Local businesses	1
Nelson Street	1
No NRGH employee street parking	1
Off-peak hours residents-only parking	1
Personal security	1
Reduce speed	1
Residents' barricades	1
Residents' exempt from price controls	1
Shared off-street parking	1
Signage	1
Signs	1
Time restrictions frustrating	1
Traffic enforcement	1
Waste of public space	1

Q 19. Does the transit network meet your needs for travel to and from the hospital area?

Answer Choices	Responses	
Yes	16.91%	58
No	44.02%	151
Other (please specify)	39.07%	134
Answered		343
Skipped		161



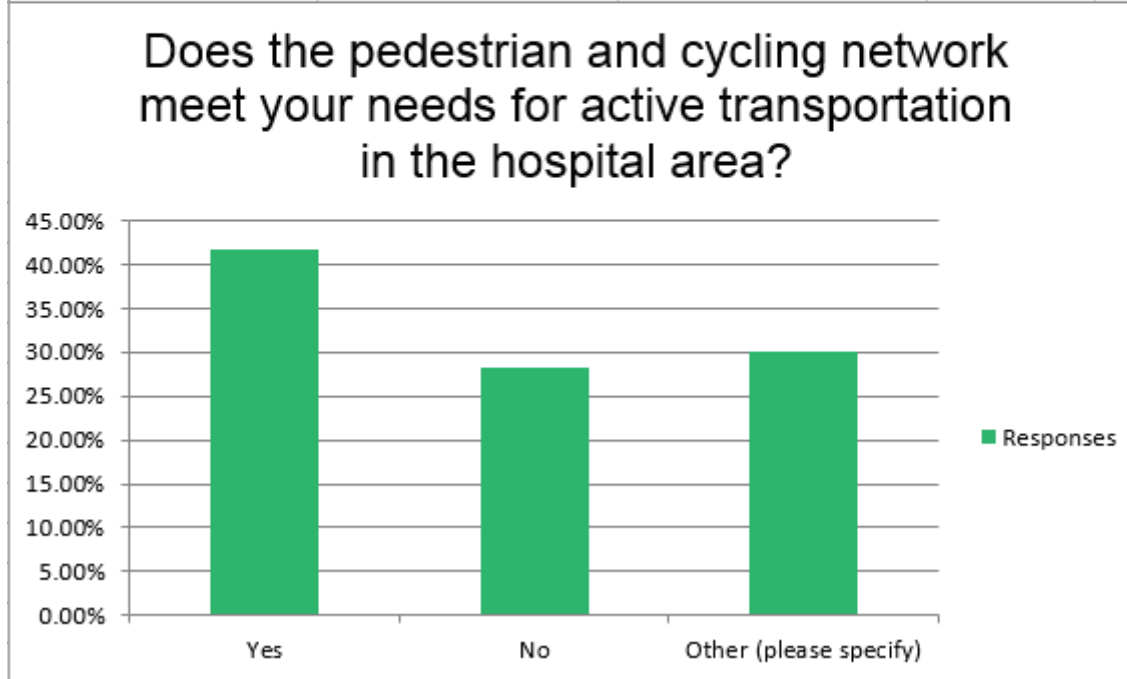
Q 20. What could be done to improve the transit network in the serving the hospital area?

Answered 214
Skipped 290

RESULTS	
TOPIC	Number of mentions
Increase the frequency	58
Increase the service hours	34
Match transit schedule to hospital staff schedules	30
Improve routes	21
Create a hospital express	20
Improve the service	10
Expand network	8
Park-and-Ride	7
Hospital stop	6
Good as it is	4
Improve the road network	4
Train	5
Transit incentives	4
Improve cycling infrastructure	3
Smaller buses	3
Bus stops	2
Reliability	2
Bicycle parking	1
Make transit free	1
Hospital shifts	1
On time	1
Service	1

Q 21. Does the pedestrian and cycling network meet your needs for active transportation in the hospital area?

Answer Choices	Responses			
Yes	41.67%	140		
No	28.27%	95		
Other (please specify)	30.06%	101		
Answered		336		
Skipped		168		



Q 22. What could be done to improve the use and safety of the pedestrian and cycling network in the hospital area?

Answered	232
Skipped	272

RESULTS	
TOPIC	Number of mentions
Cycling lanes	62
Crosswalks	35
Sidewalks	31
Dufferin	23
Intersection safety	20
Boundary cycling dangerous	13
Street lighting	11
Bylaw enforcement	10
Good	8
Traffic enforcement	8
Bike parking	5
Bike storage	5
Reduce speeds	5
Education	4
Limit cycling	3
Meredith	3
Personal safety	3
Traffic calming	3
Traffic signs	3
Widen roads	5
Crescent View	2
Grant	2
Island Highway	8
Nelson	2
Northfield	2
Park trails	4
Pedestrian signs	2
Waddington	2
Beaufort Park	1
Bowen	1

Clean underpasses	1
Control traffic	1
Cycling infrastructure	1
Free hospital parking	1
Hammond Bay	1
Hospital parkade	1
Hospital paths	1
Hospital skywalk	1
Improve transit	2
Maintenance	1
New pedestrian underpass	1
Police	1
Residents' parking	1
Seafield	1
Slower speeds	1
Townsite	1

Q 23. Are there any issues or opportunities in the hospital area that you would like to identify?

Answered

215

Skipped

290

RESULTS	
Topic	Number of mentions
More parking	116
Safety	16
Hospital growth/ improvements	14
Use empty space in area	13
Busy traffic	11
Social problems (substance abuse/mental health)	10
Intersection (Northfield/Boundary), others	9
Sidewalks	8
No smoking/ Designated smoking areas	8
Crosswalks	7
Reduce crime	6
Speeding control	6
Healthcare services	6
Police/security presence	5
More greenspace	5
Establish a good plan	4
Roads	4
Walkability	4
Community police station	3
Retain community feel to neighbourhood	3
Signage	3
Restaurants	3
Food trucks	2
Wheelchair accessibility	2
Improve relationship between residents and hospital	2
More trees/protect trees	2
Improve visibility	2
Bike friendly	2
Parks/trails maintenance	2

Keep schools from closing	1
Rats	1
Limit density	1
Remove bike lanes	1
Condo development	1
Snow removal	1
Wellness services	1
Monitor scooter users	1
Public washrooms	1
Emergency services (fire/earthquake)	1

City of Nanaimo

COMMUNITY PLANNING AND DEVELOPMENT COMMITTEE KEY DATE CALENDAR – 2018

Committee meetings are held in the boardroom on the first floor of the Service and Resource Centre Building at 411 Dunsmuir Street unless otherwise stated.

Committee	Start Time	End Time	Day of the Month
Community Planning and Development Committee	5:00 p.m.	7:00 p.m.	3 rd Tuesday

<i>January 1</i>	<i>New Year's Day</i>
January 16	Community Planning and Development Committee
<i>February 12</i>	<i>Family Day</i>
February 20	Community Planning and Development Committee
March 20	Community Planning and Development Committee
<i>March 30</i>	<i>Good Friday</i>
<i>April 2</i>	<i>Easter Monday</i>
April 13-15	AVICC-Convention – Victoria
April 17	Community Planning and Development Committee
May 15	Community Planning and Development Committee
<i>May 21</i>	<i>Victoria Day</i>
May 31 - June 3	FCM Conference - Halifax
June 19	Community Planning and Development Committee
<i>July 2</i>	<i>Canada Day Stat</i>
July 17	Community Planning and Development Committee
<i>August 6</i>	<i>BC Day Stat</i>
No August Meeting	
<i>September 3</i>	<i>Labour Day</i>
September 10-14	UBCM Conference – Whistler
September 18	Community Planning and Development Committee
<i>October 8</i>	<i>Thanksgiving Day</i>
October 16	Community Planning and Development Committee
<i>November 12</i>	<i>Remembrance Day Stat</i>
November 20	Community Planning and Development Committee
December 18	Community Planning and Development Committee
<i>December 25</i>	<i>Christmas Day</i>

December 26.....Boxing Day

DATE OF MEETING October 17, 2017

AUTHORED BY TAMERA ROGERS, PLANNER, CURRENT PLANNING AND SUBDIVISION

SUBJECT REZONING APPLICATION NO. RA383 – 285 ROSEHILL STREET

OVERVIEW

Purpose of Report

To present the Community Planning and Development Committee with an application to rezone 285 Rosehill Street from Medium Density Residential (R8) to Mixed Use Corridor (COR2) to allow a 19-bed personal care facility.

Recommendation

That the Committee receive the report and provide a recommendation.

BACKGROUND

A rezoning application (RA383) for 285 Rosehill Street was received from M'akola Development Services (Ms. Kaeley Wiseman) on behalf of property owner, Vancouver Island Mental Health Society (VIMHS). The applicant is proposing to rezone the subject property from Medium Density Residential (R8) to Mixed Use Corridor (COR2) to allow a 19-bed personal care facility.

Subject Property and Site Context

<i>Location</i>	The subject property is located at the southeast corner of the Terminal Avenue/Rosehill Street intersection.
<i>Total Area</i>	807m ²
<i>Current Zone</i>	R8 – Medium Density Residential
<i>Proposed Zone</i>	COR2 – Mixed Use Corridor
<i>Official Community Plan Designation</i>	Corridor
<i>Newcastle + Brechin Neighbourhood Plan Designation</i>	Mixed Use Corridor

The subject property is surrounded by a mixture of commercial and residential uses in predominately two to eight storey building forms. There is an existing four-plex rental house, owned and operated by VIMHS, on the subject property that will need to be removed.

There is a north and south bound bus stop within close walking distance of the subject property.

DISCUSSION

The applicant is proposing the redevelopment of an existing serviced lot to build a three-storey, 19-bed personal care facility to be operated by VIMHS. An entry plaza with landscaping, seating and bicycle parking is proposed at the site corner and is used to access the main building entrance. Site access is from Rosehill Street.

Road dedication will be required on Terminal Avenue as part of the rezoning application. Off-set sidewalks and street trees in the boulevard will be part of the required works and services on both road frontages and will be secured through the rezoning application. On-street parking will be available on Rosehill Street.

Official Community Plan

The subject property is located within the Corridor designation (Section 2.2) of the Official Community Plan (OCP). The Corridor designation encourages higher intensity land uses such as medium to high density residential as well as mixed use developments. For the purposes of calculating density, each bed is considered as a half unit. The proposed infill development would achieve a density of 117 units per hectare (uph), which is compatible with the density range of 50 to 150 uph anticipated in the Corridor designation.

The proposed care facility use would provide affordable housing (singles apartments) and onsite VIMHS support services to individuals as needed, including those who have experienced addictions and/or mental health issues. The location of the proposed development is within walking distance of services and several transit routes. This location would benefit the residents who require pedestrian access to community services and amenities. Furthermore, the proposed development meets the intent of OCP policies (Section 3.2) to provide opportunities for affordable housing with a range of housing types and tenure, as well as assisted housing, to meet the needs of city residents.

Newcastle + Brechin Neighbourhood Plan

The Newcastle + Brechin Neighbourhood Plan designates the subject property as Mixed Use Corridor. This designation supports a mixture of uses including multiple family dwellings, commercial and service uses. A residential density of 50 to 150 uph is anticipated in four to six storey developments. The proposed density (117 uph) and conceptual building form is compatible with the neighbourhood plan policies. A detailed design review will be completed through a future development permit application to ensure the building and site design are well integrated into the existing neighbourhood..

The proposed floor area ratio (FAR) exceeds the maximum permitted FAR of 1.25 which will require the applicant to achieve additional density through the Schedule D: Amenity Requirements for Additional Density. Variances to building siting and parking will also be required and reviewed through a development permit application.

Community Contribution

As outlined in Section 7.3 of the OCP, in exchange for value conferred on land through a rezoning, the applicant should provide a community contribution. As the proposed development is an affordable housing project, Staff recommends that no community contribution be required through the rezoning application.

Staff Comment

The proposed use and density meets the intent of the guidelines in the Official Community Plan and Newcastle + Brechin Neighbourhood Plan and will complement the existing uses in the neighbourhood.

ATTACHMENTS

ATTACHMENT A: Location Plan
ATTACHMENT B: Conceptual Site Plan
ATTACHMENT C: Conceptual Rendering
ATTACHMENT D: Aerial Photo

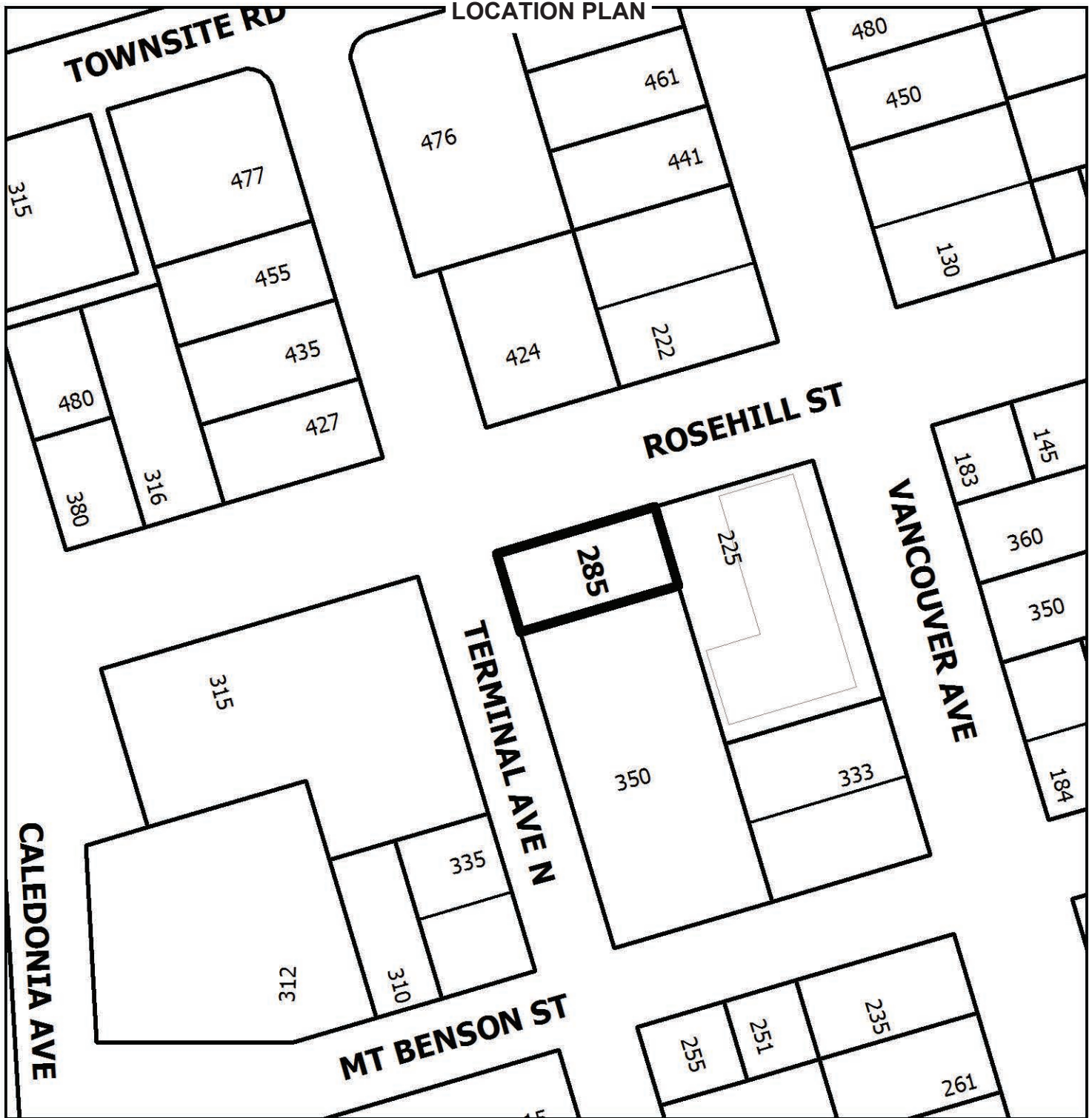
Submitted by:

T. Rogers
Planner, Current Planning & Subdivision

Concurrence by:

L. Rowett
Manager, Current Planning & Subdivision

ATTACHMENT A
LOCATION PLAN



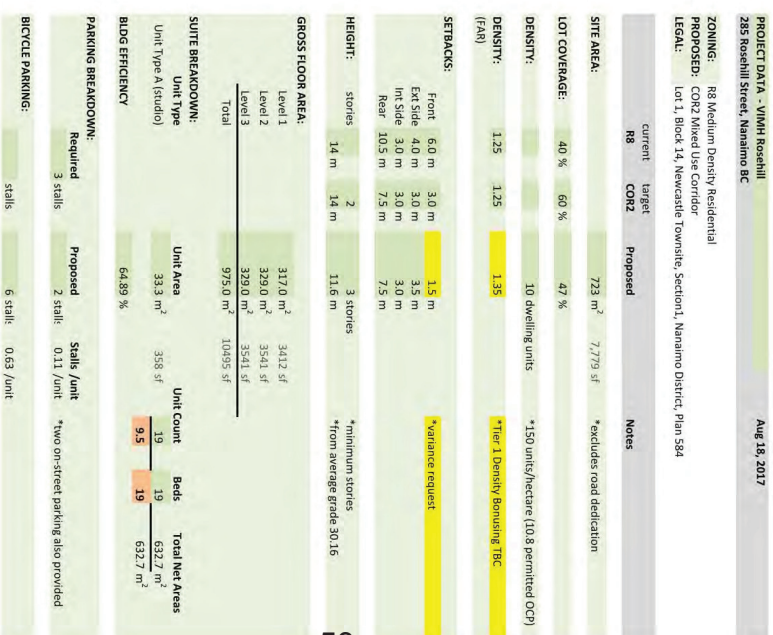
REZONING APPLICATION NO. RA000383

LOCATION PLAN



Civic : 285 Rosehill Street
Lot 1, Block 14, Newcastle Townsite,
Section 1, Nanaimo District, Plan 584

ROSEHILL ST.



ATTACHMENT C
CONCEPTUAL RENDERING



LOW HAMMOND ROWE ARCHITECTS



MAKOLA
DEVELOPMENT
SERVICES



Vancouver Island
Mental Health Society

VIMHS ROSEHILL
Issued for Rezoning

285 ROSEHILL ST., NANAIMO, BC

RENDERING

scale
0/100
AUG 18, 2017

RECEIVED
RA383
2017-AUG-28
NANAIMO CITY


DP11

ATTACHMENT D
AERIAL PHOTO



REZONING APPLICATION NO. RA000383



 Subject Property