

# Hospital Area Plan

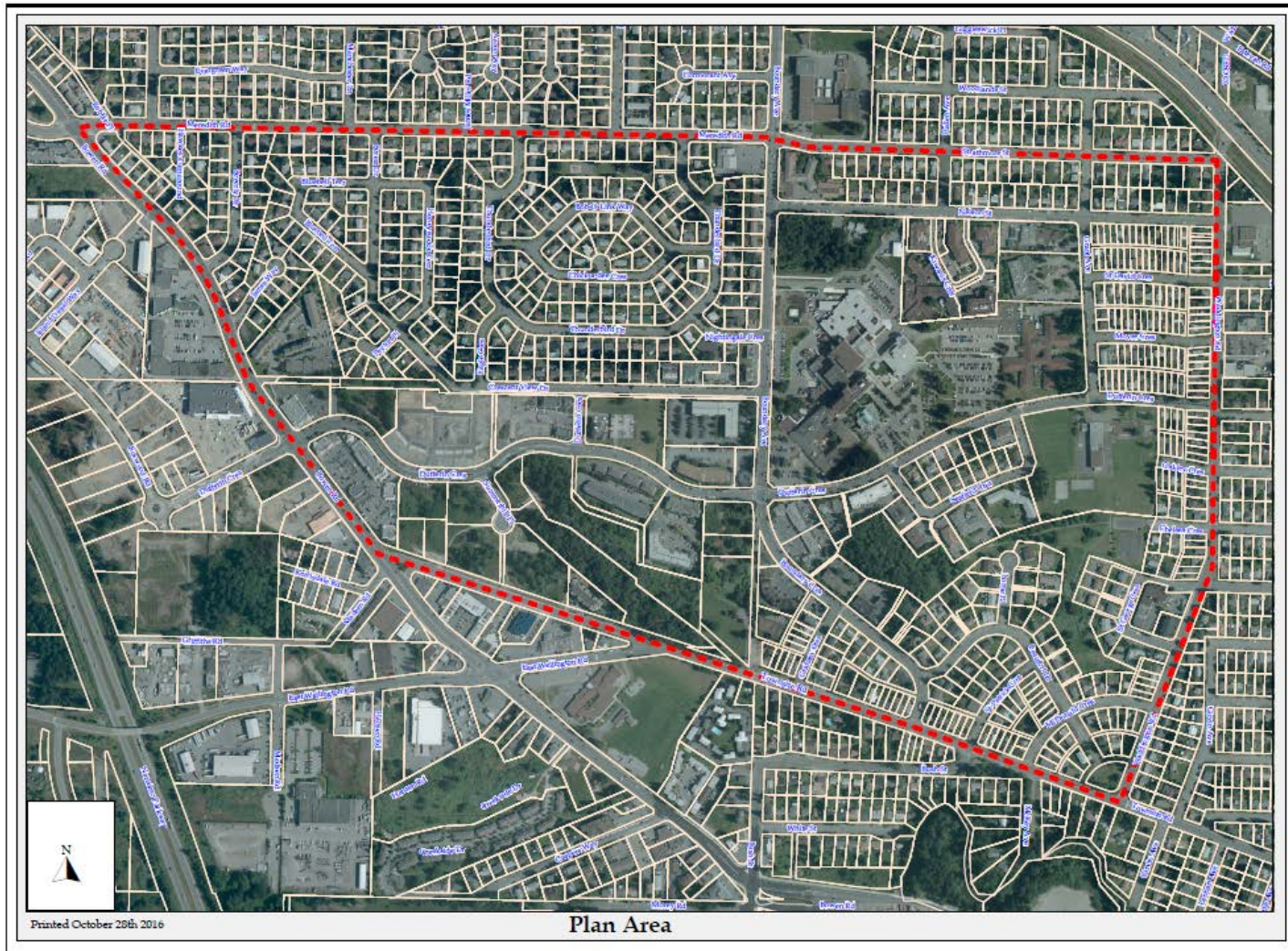
Community Planning & Development Committee  
Tuesday October 17, 2017

# i. Outline

1. Background & Process Review
2. Issues and Opportunities: Public Engagement
  - a. Stakeholder Meetings
  - b. HANA Meeting
  - c. Online Survey
3. What's Next: Options Development
4. Questions?

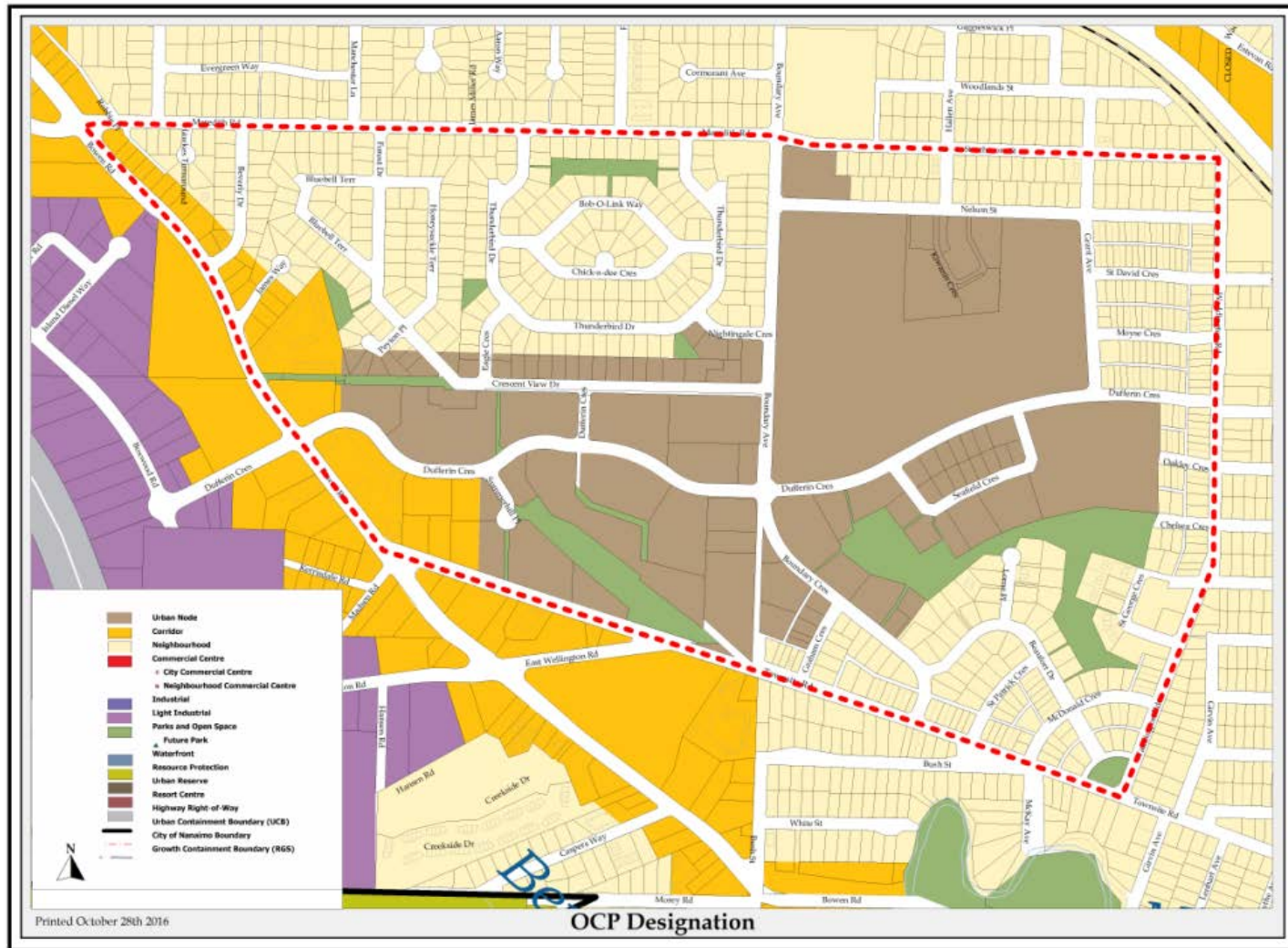


# 1a. Neighbourhood

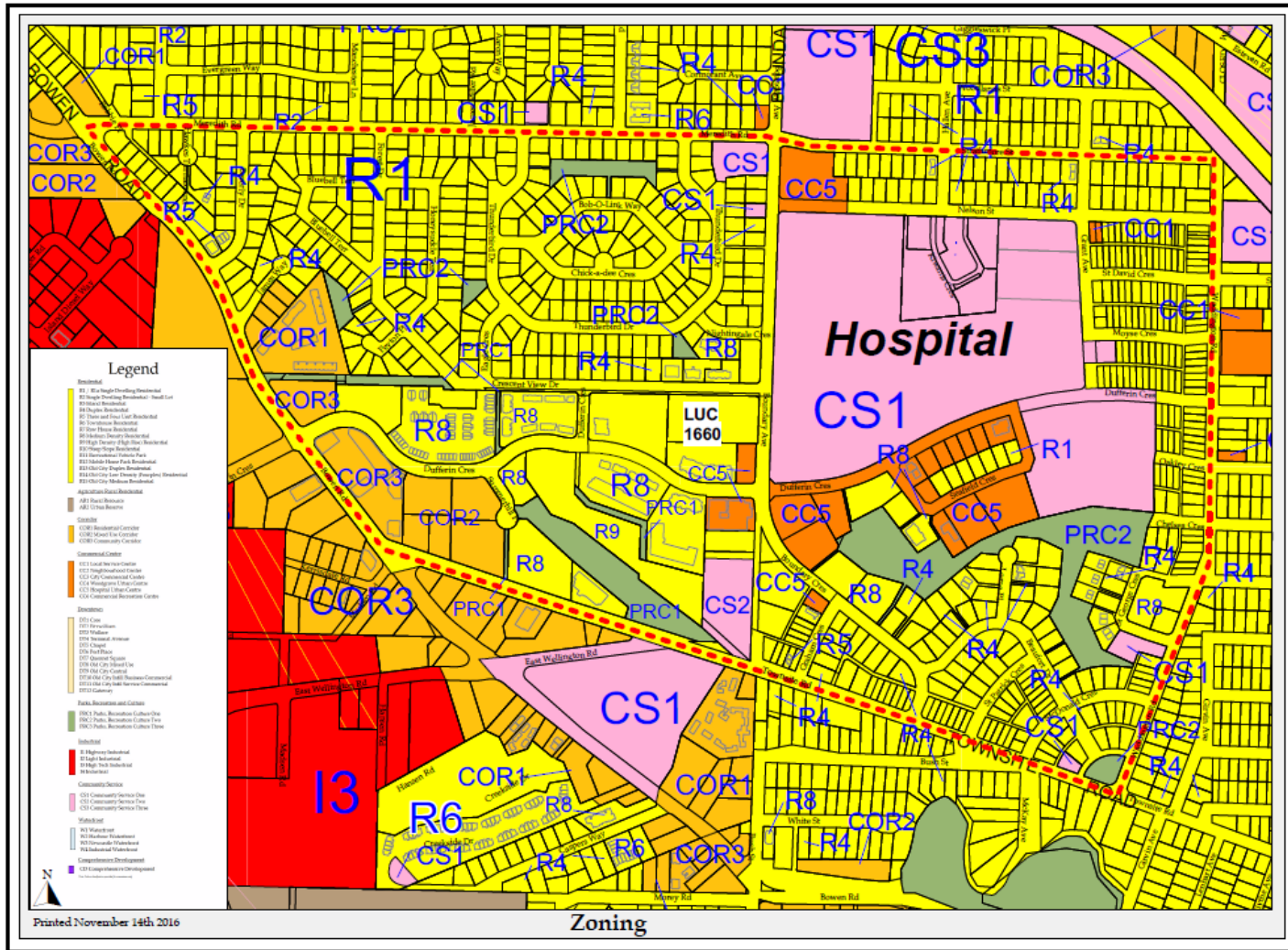




# 1b. Neighbourhood - Future Land Use



## 1c. Neighbourhood - Zoning

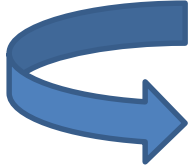


# 1d. Policy Background

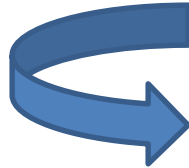
## Official Community Plan

City-wide Regional Centre for Health Services,  
Seniors Housing, Professional Offices, and  
Higher Density Residential

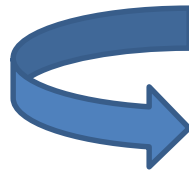
**Plan Initiation**



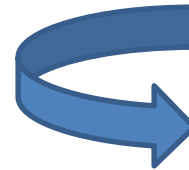
**Issues &  
Opportunities**



**Options Development**



**Draft Plan /  
Open House**



**Final Plan  
to Council**

## 2. Issues and Opportunities: Public Engagement



## 2a. Stakeholder Meetings

### Community Stakeholders – June 20<sup>th</sup>

Hospital Area Neighbourhood Association

Local Business Community

School District 68

Island Health

Seniors Advocate

## 2a. Stakeholder Meetings

Island Health Stakeholders – June 22<sup>nd</sup>

Nanaimo Regional General Hospital

Island Health

Hospital Foundation

# 2a. Stakeholder Meetings

## 61 Issues & Opportunities

1. Land use
2. Services
3. Relationships
4. Behaviors, expectations, perceptions
5. Safety and Security
6. Parking
7. Active transportation
8. Transportation
9. Transit
10. Parks and Open Space

## 2a. Stakeholder Meetings

Most popular issue: Parking

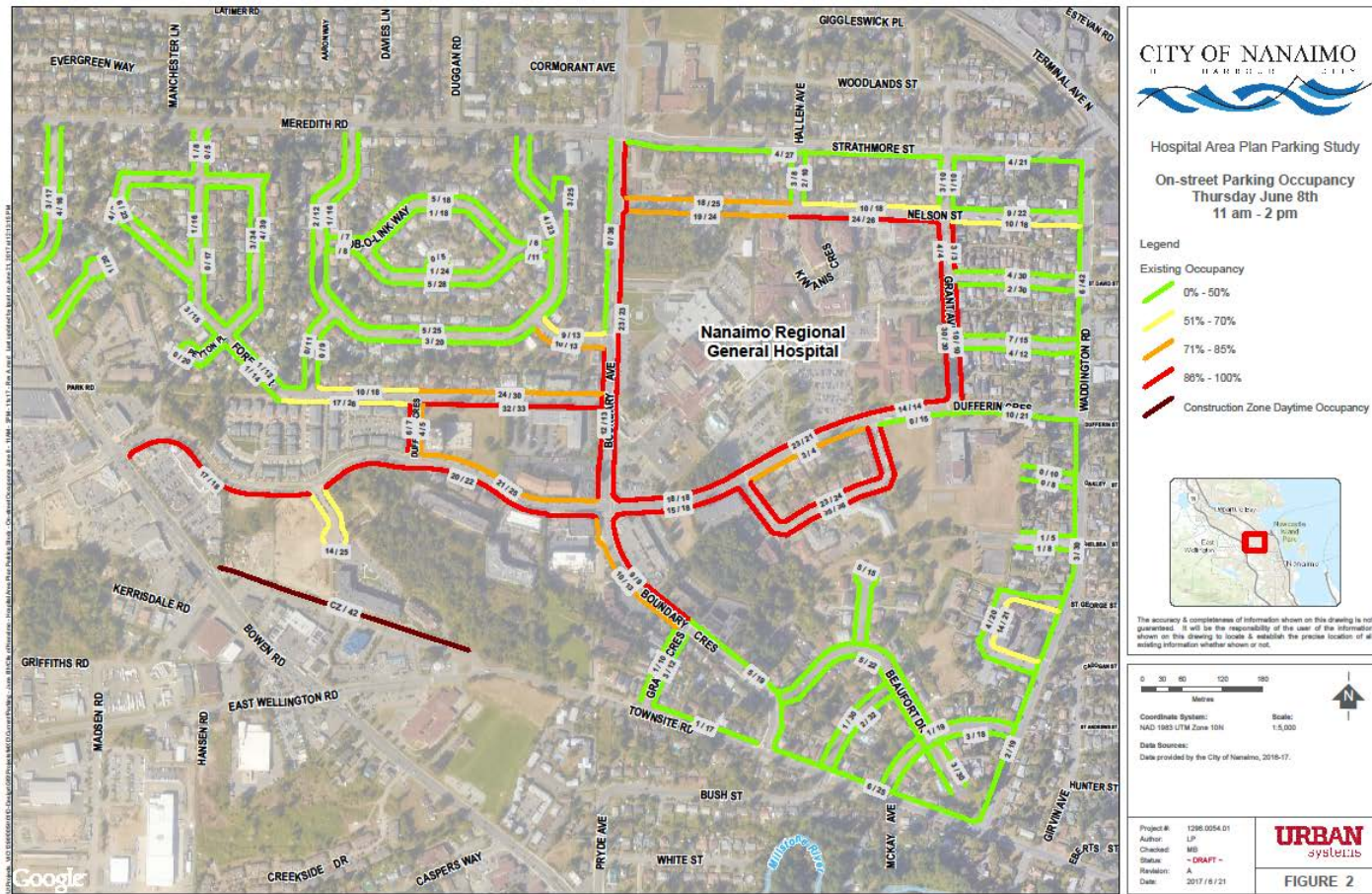
- Insufficient hospital parking

- Congested streets

- Reduced vehicle and pedestrian safety



# 2c. Preliminary Results - Parking



## 2a. Stakeholder Meetings

Not just parking: transportation, active transportation, transit

Consider all issues when proposing solutions

Work with all institutions and organizations

## 2a. Stakeholder Meetings

### Parking partners

Stakeholders: NRGH, City, HANA

7 / 13 parking issues identified involve NRGH  
directly

## 2a. Stakeholder Meetings

### Relationships

Complex issues, numerous stakeholders

City + HANA + Island Health

School District 68 + RCMP + RDN



## 2a. Stakeholder Meetings

### Land use

- More available land for development

- Continued demand for growth

- Residential, office, retail-commercial

- Fueled in part by NRGH expansion

## 2a. Stakeholder Meetings

Neighbourhood character

Lacking a unifying vision

Opportunity to guide future development cultivate a  
neighbourhood identity

## 2a. Stakeholder Meetings

Second most popular: Services

Daytime users – cafes, restaurants, 24 hour daycare

Local residents – age-in-place residential, health services, civic facilities

## 2a. Stakeholder Meetings

Behaviors, expectations, and perceptions

Conflicts existing: free parking for day-time users vs. residents' only parking

Opportunity – collect and share information, collaborate, regulate, build relationships



## 2a. Stakeholder Meetings

Parks and open space

Not short open space

Opportunity – interesting, safe, inviting, connected,  
green

## 2b. HANA Meeting

### Six Issues & Opportunities

1. Parking
2. Relationships
3. Safety and security
4. Land use
5. Character
6. Active transportation

## 2b. HANA Meeting

### Parking & Active Transportation

Busy roads, congested streets

Insufficient hospital parking

Pedestrian safety

## 2b. HANA Meeting

### Safety & Security

Vacant land – safety concerns

Bylaw enforcement, RCMP patrols, redevelopment  
of vacant properties

## 2b. HANA Meeting

### Land Use & Character

Opportunity for growth & neighbourhood amenities  
– including parking

Help reverse infrastructure deficit



## 2b. HANA Meeting

### Relationships

HANA – City – Island Health – Business community –  
RCMP

Formal and informal, meaningful and on-going

## 2c. Online Survey

+500 respondents

20% residents

80% Island Health staff

## 2c. Online Survey

Like residential characteristics of the  
neighbourhood

Dislike parking

## 2c. Online Survey

### Services

Most used – medical

Most needed – restaurants

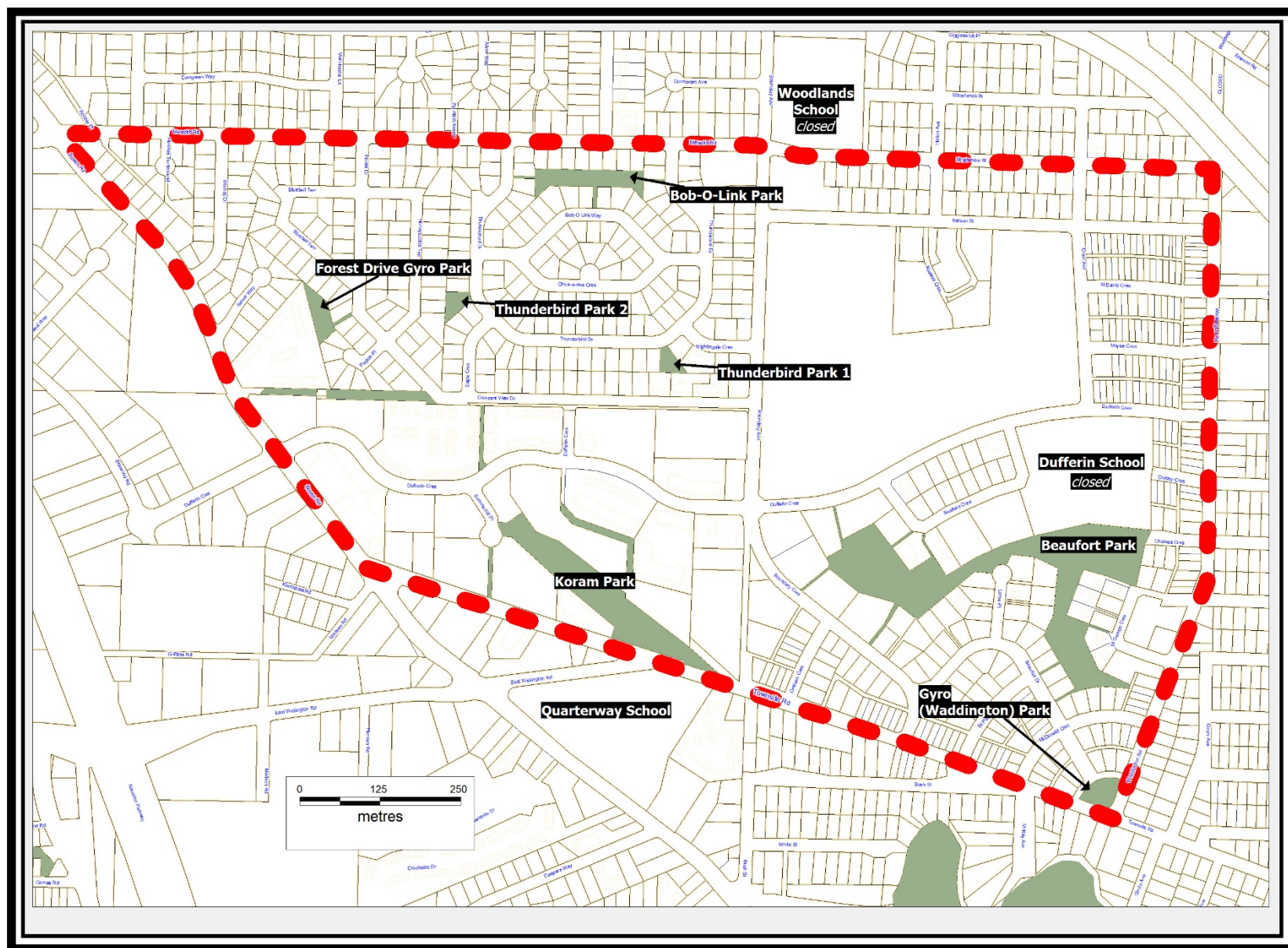
## 2c. Online Survey

### Parks and Open Spaces

Beaufort Park, Dufferin Elementary, neighbourhood parks

### Improvements

Quality, amenity, safety



Parks

## 2c. Online Survey

### Transportation

Upgrades for commuters

Parking



## 2c. Online Survey

### Parking

Insufficient parking

Vehicle and pedestrian safety

## 2c. Online Survey

### Transit

Upgrades for commuters

Frequency, hours, hospital schedule

## 2c. Online Survey

### Active Transportation

Cycling lanes, crosswalks, sidewalks

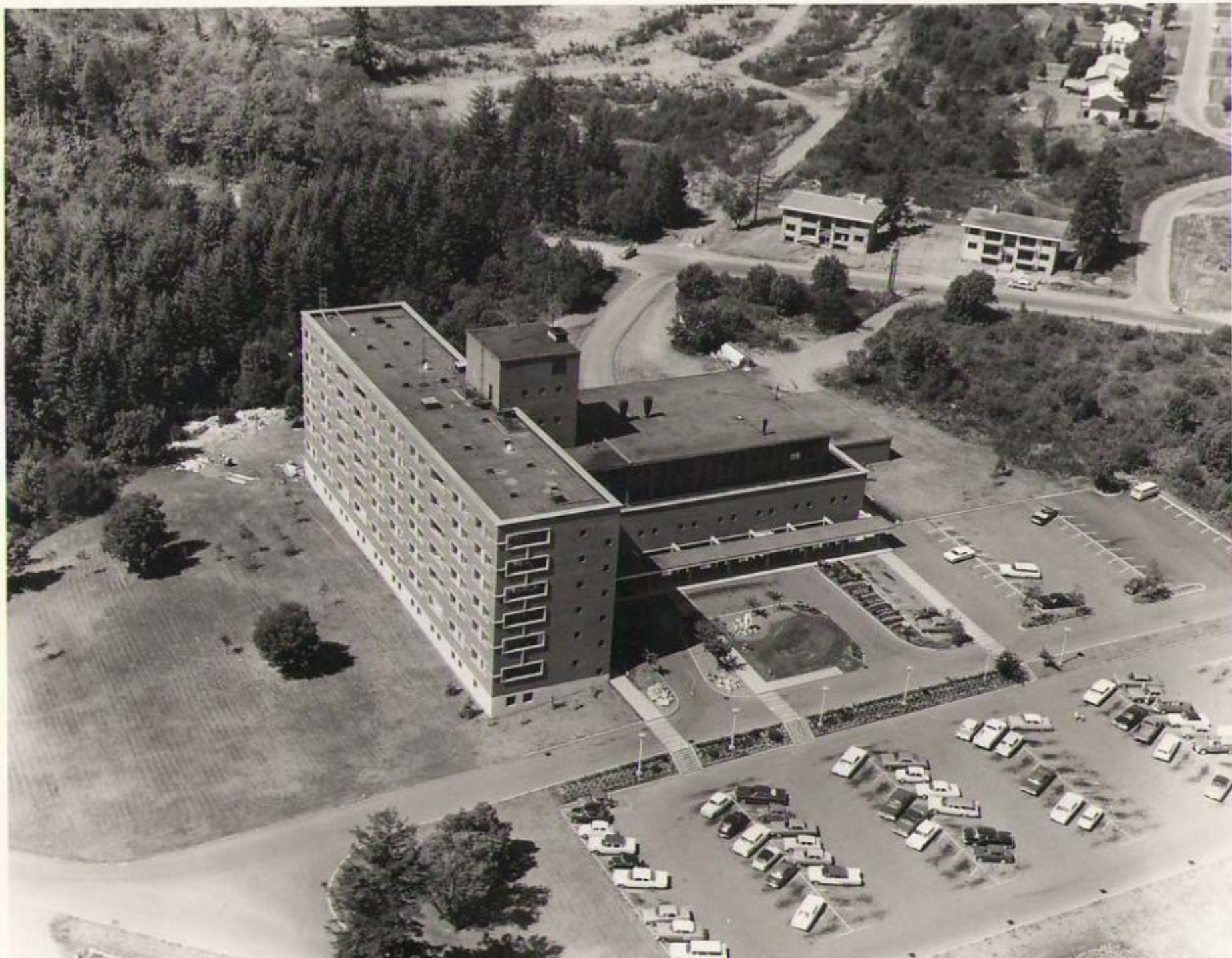
### 3. Next Steps - Options

Stakeholder Meetings – November 23<sup>rd</sup> and 28<sup>th</sup>

Open House – November 30<sup>th</sup>

Online Survey – November 1<sup>st</sup> to December 1<sup>st</sup>

Any Questions?



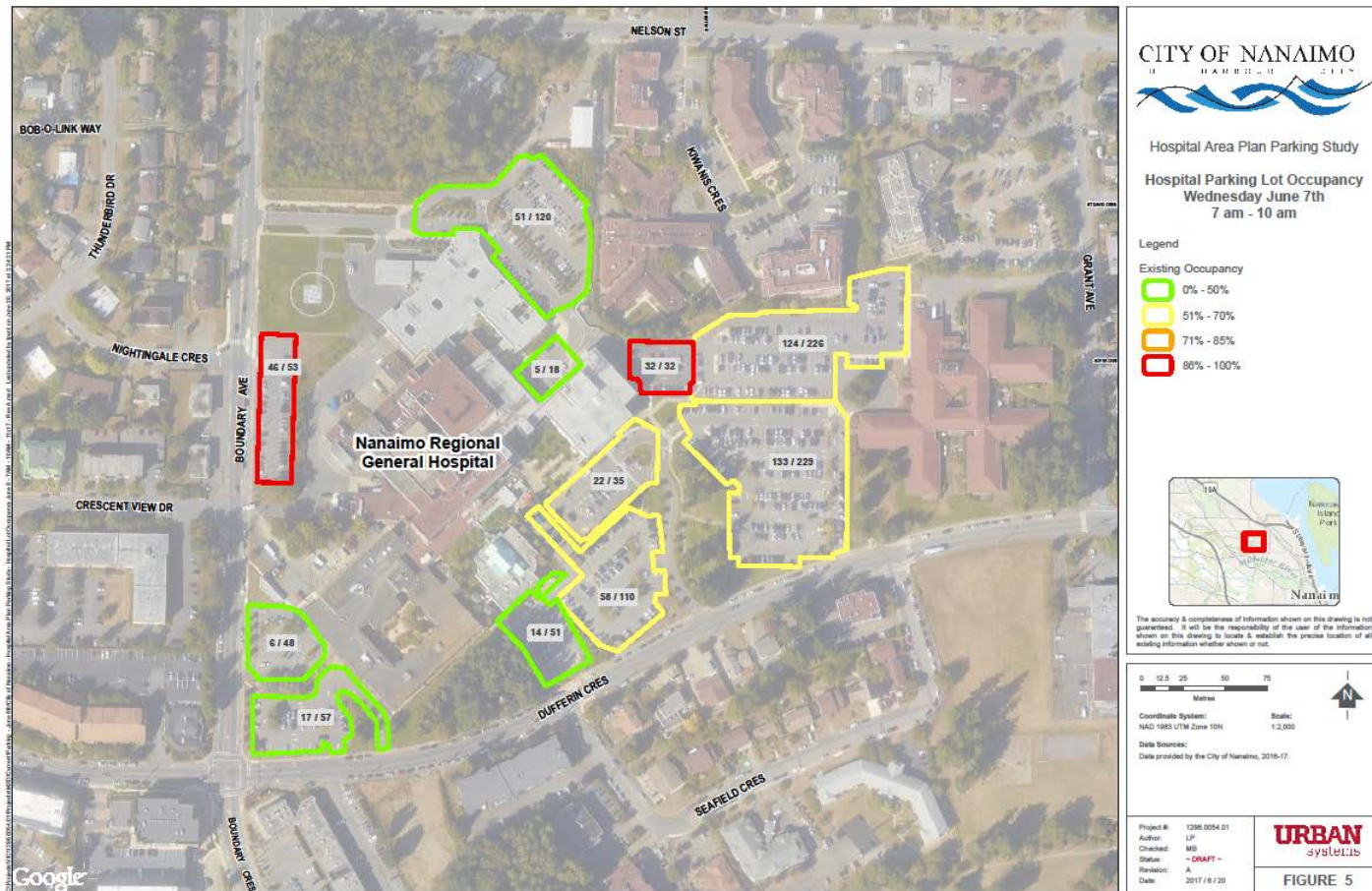




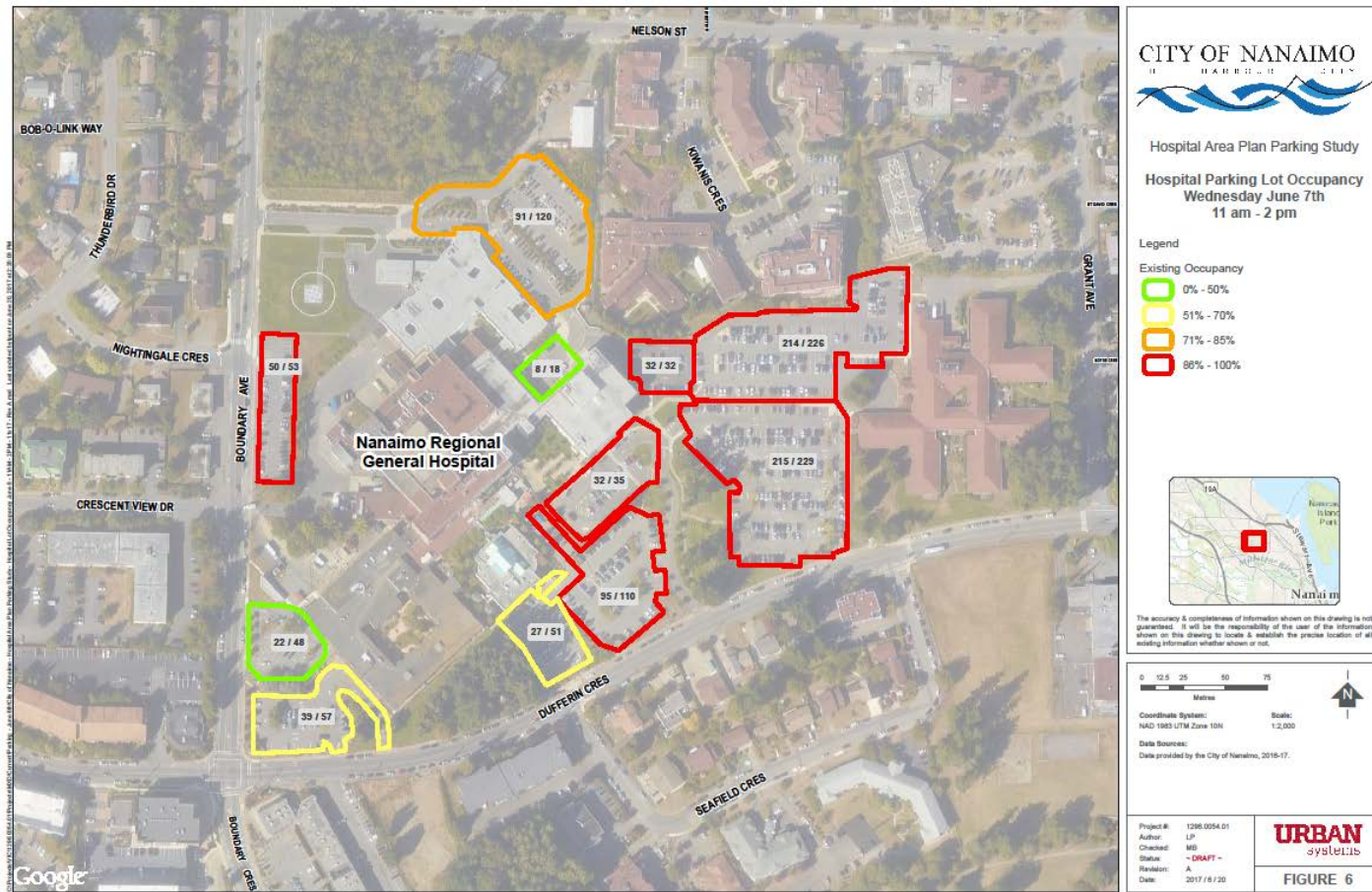




# 2c. Preliminary Results - Parking

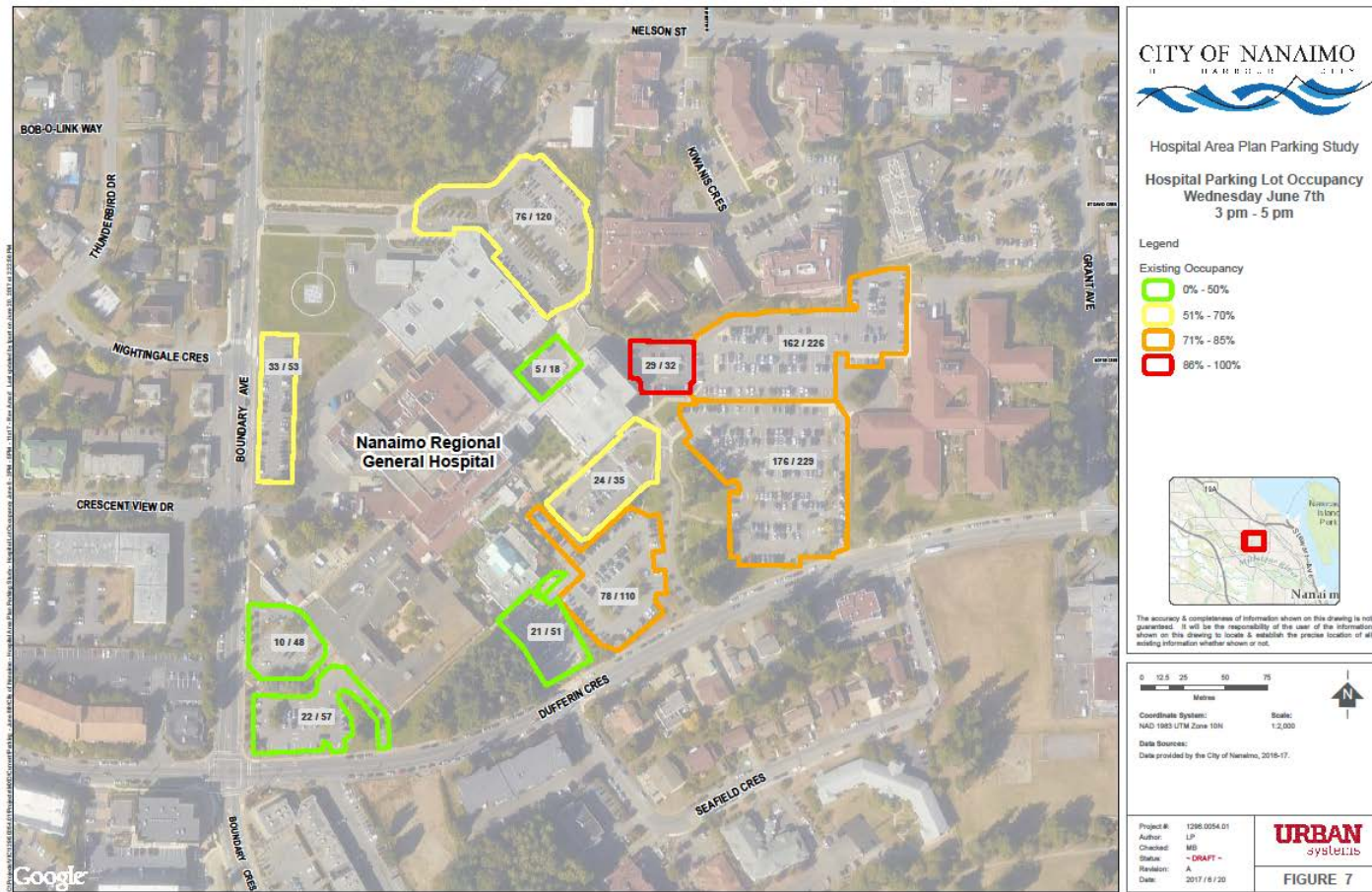


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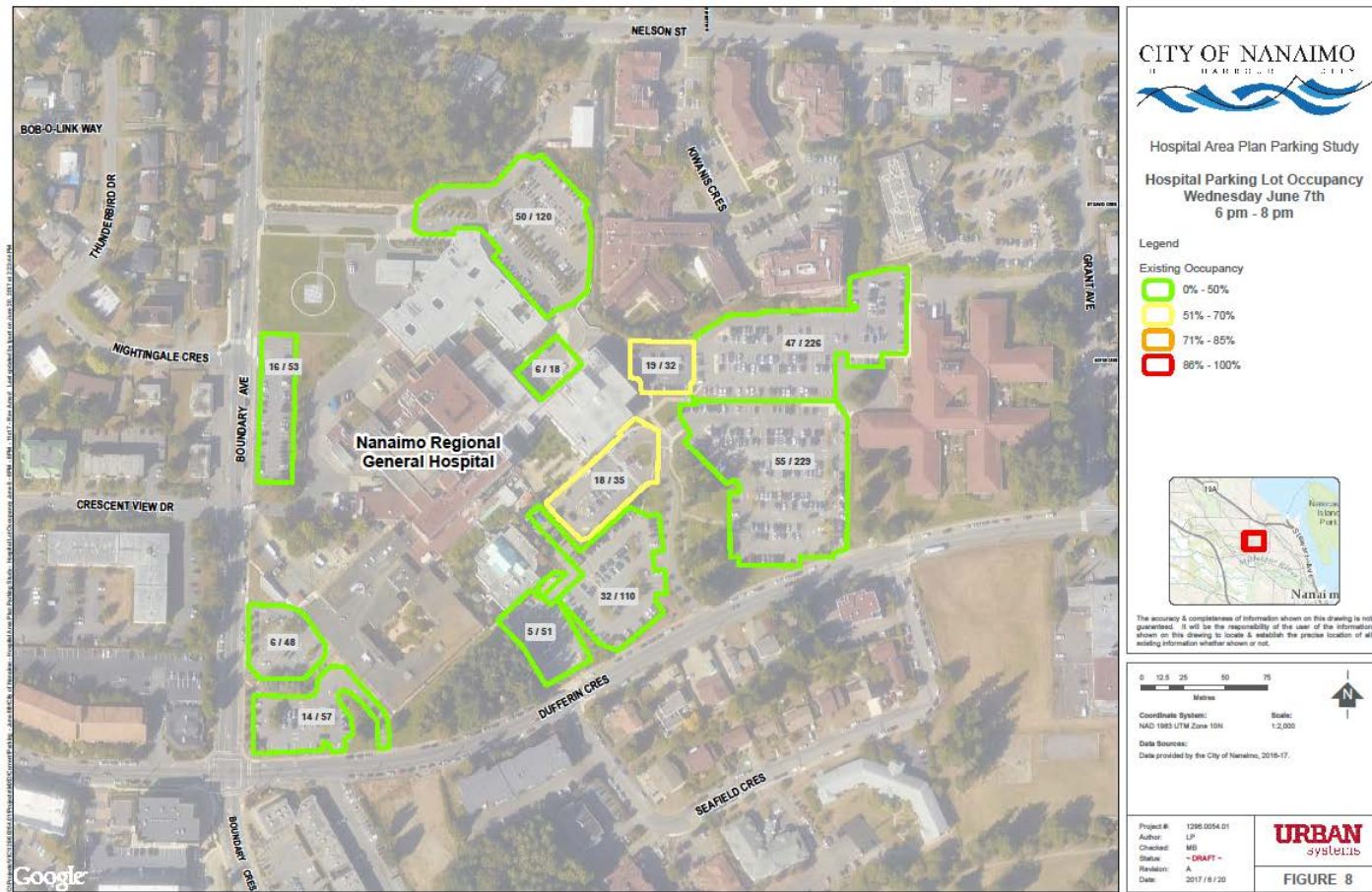




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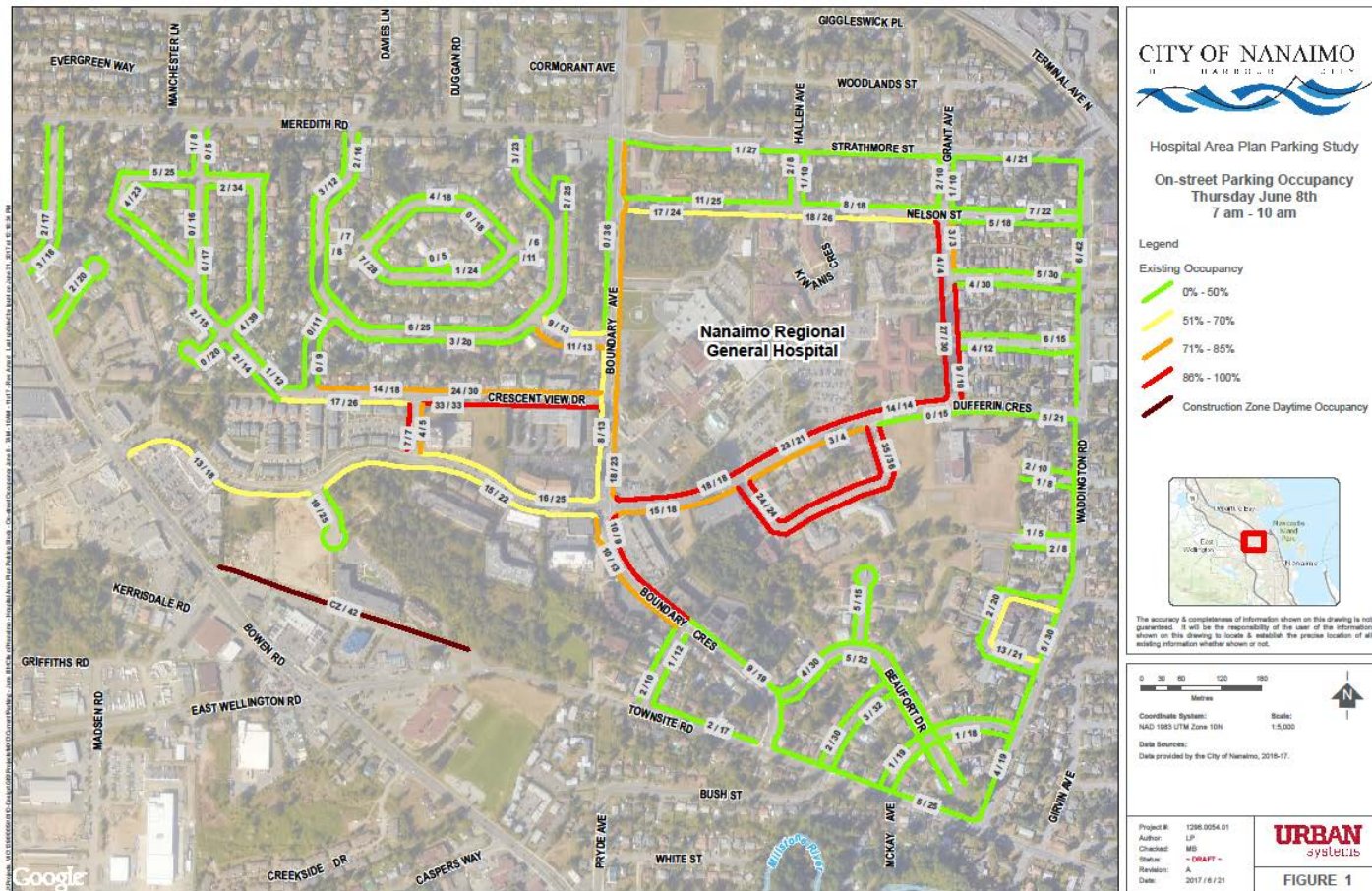


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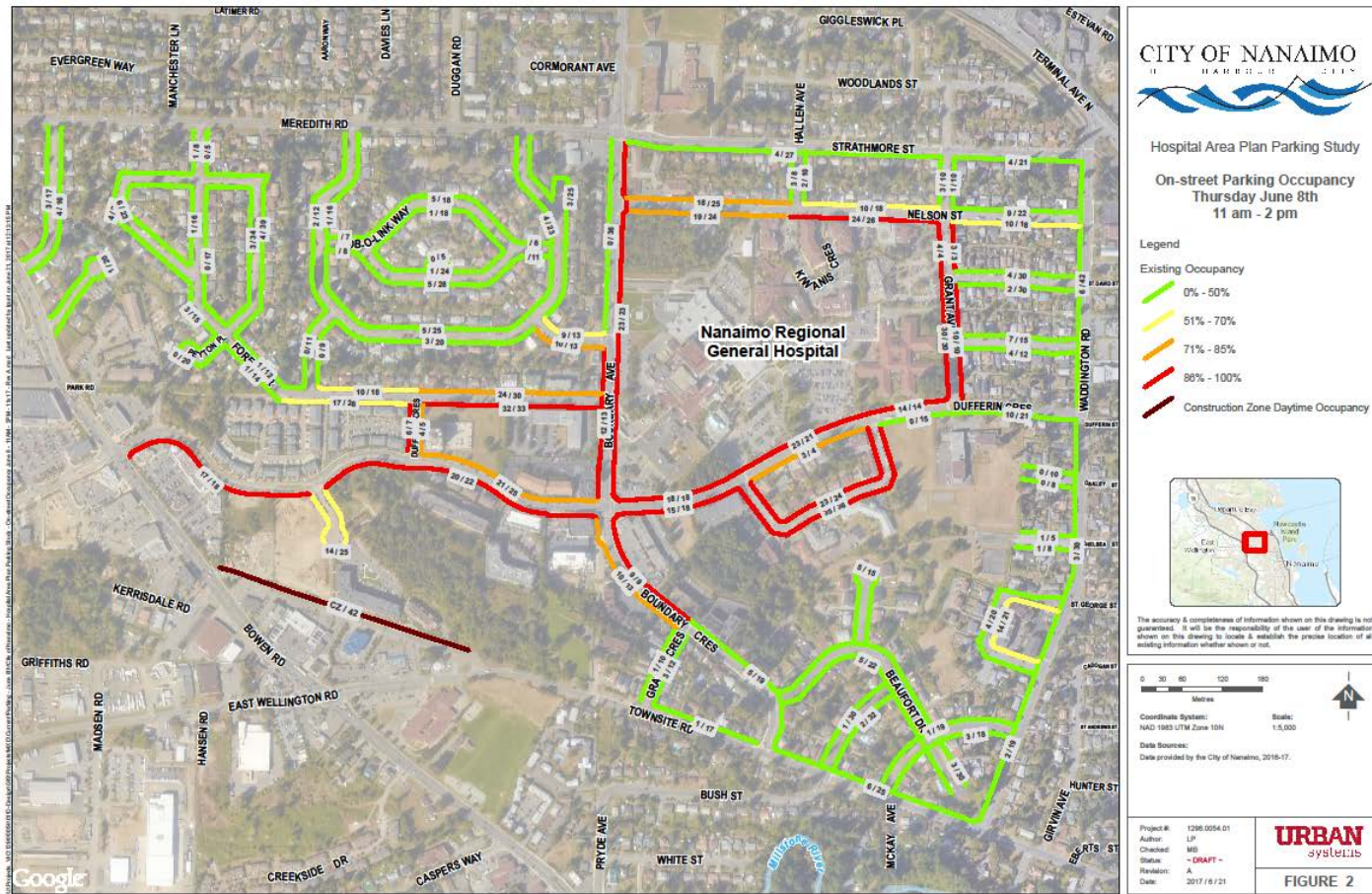




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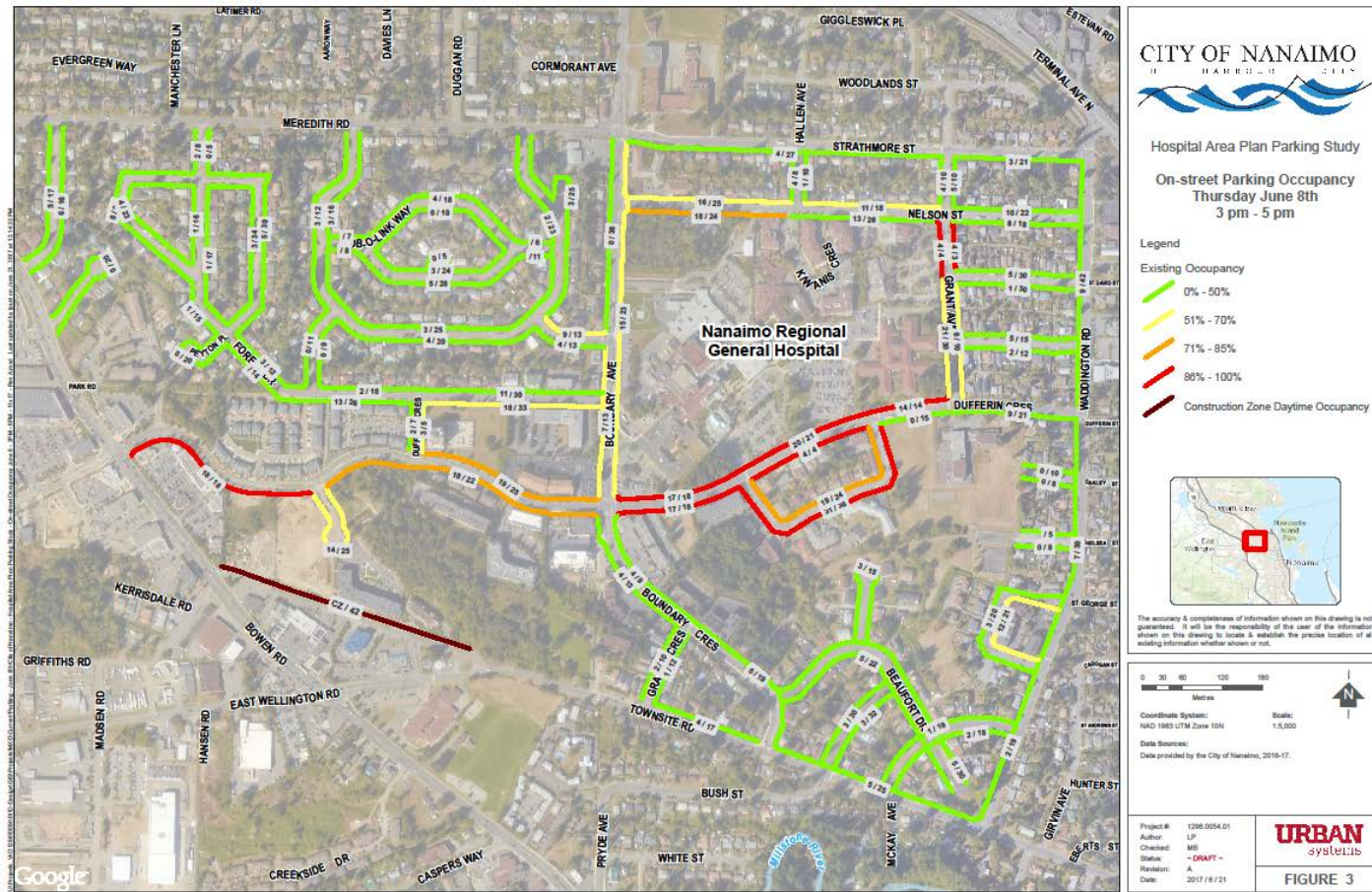


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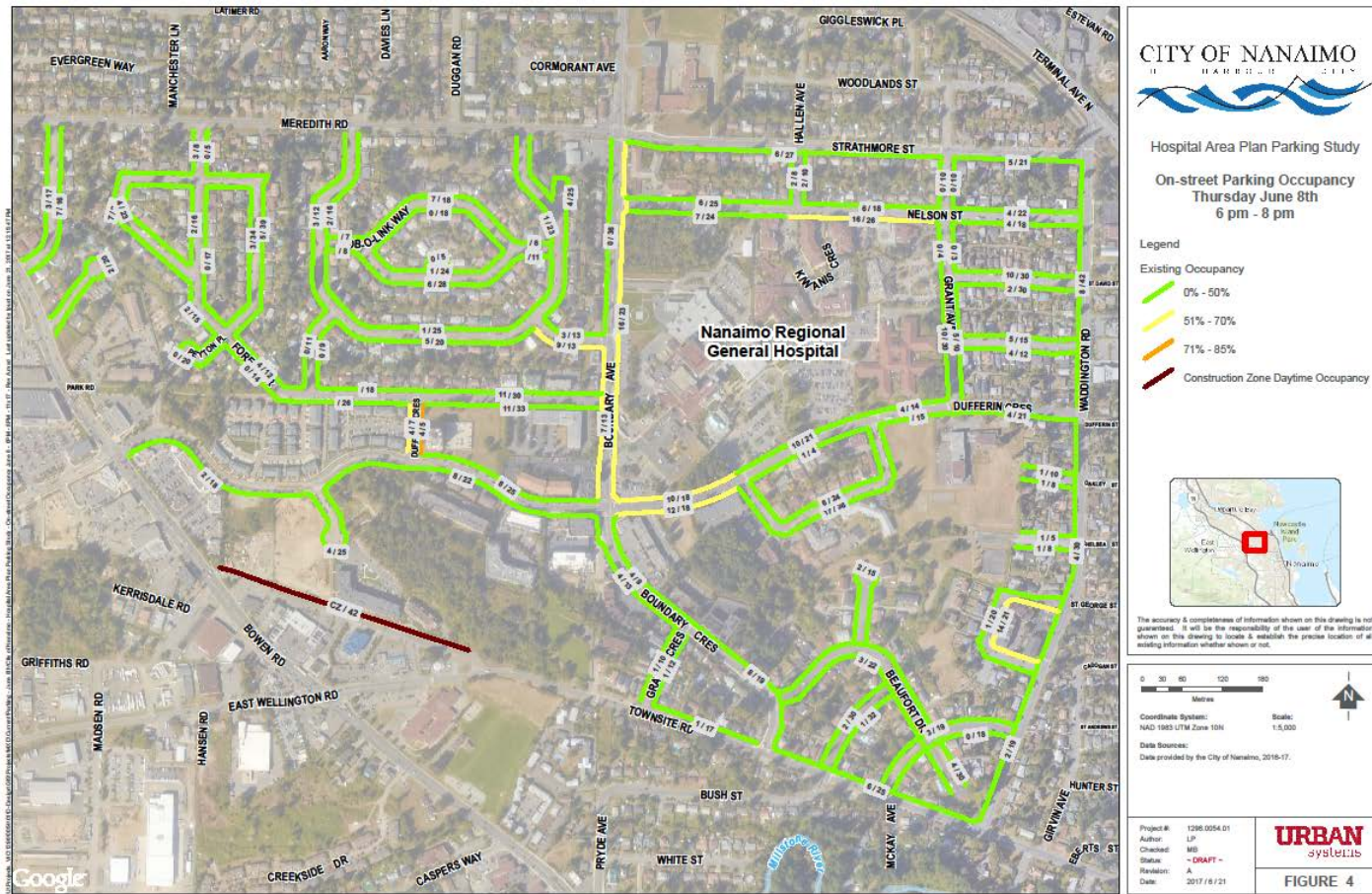


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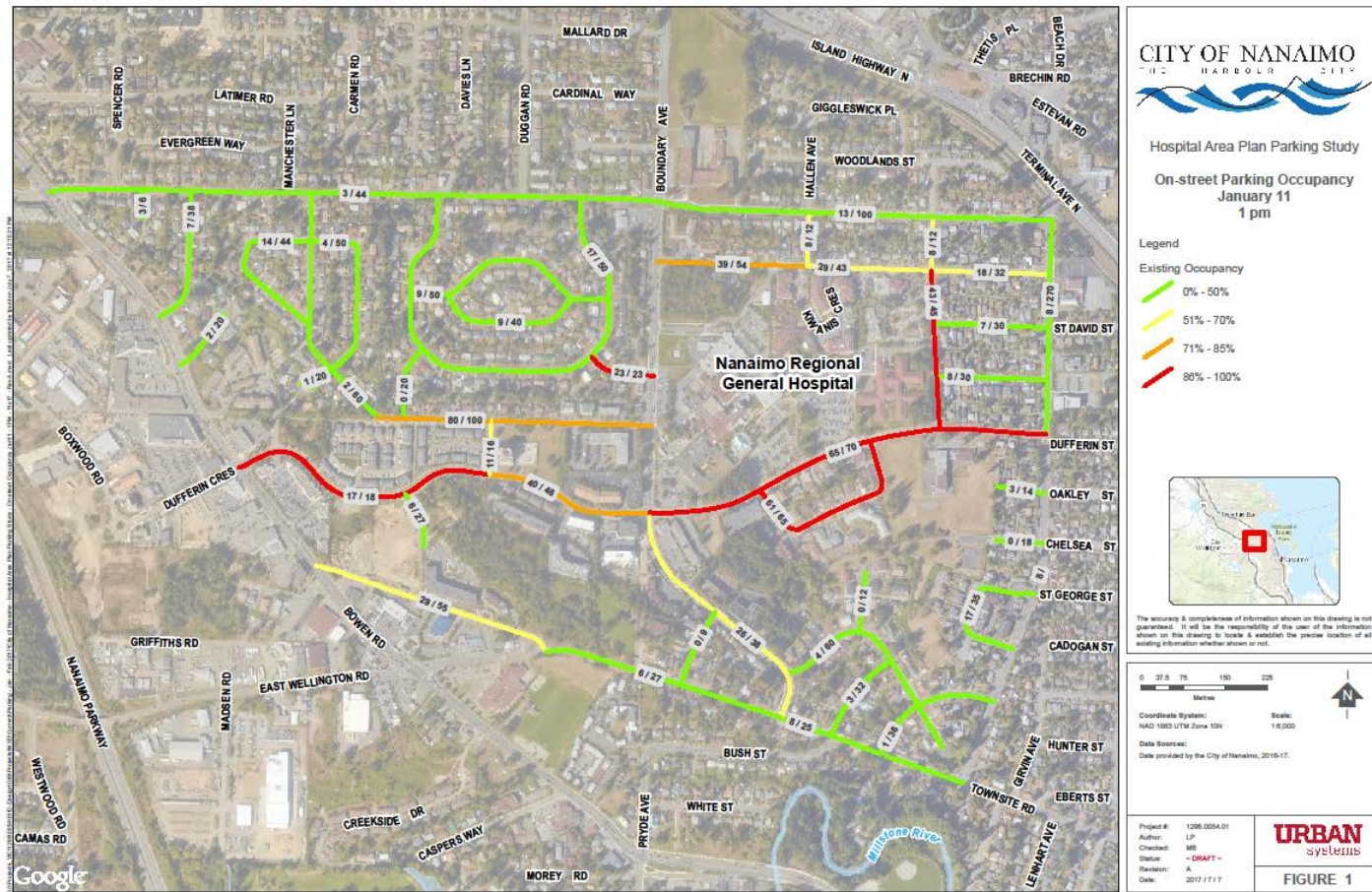




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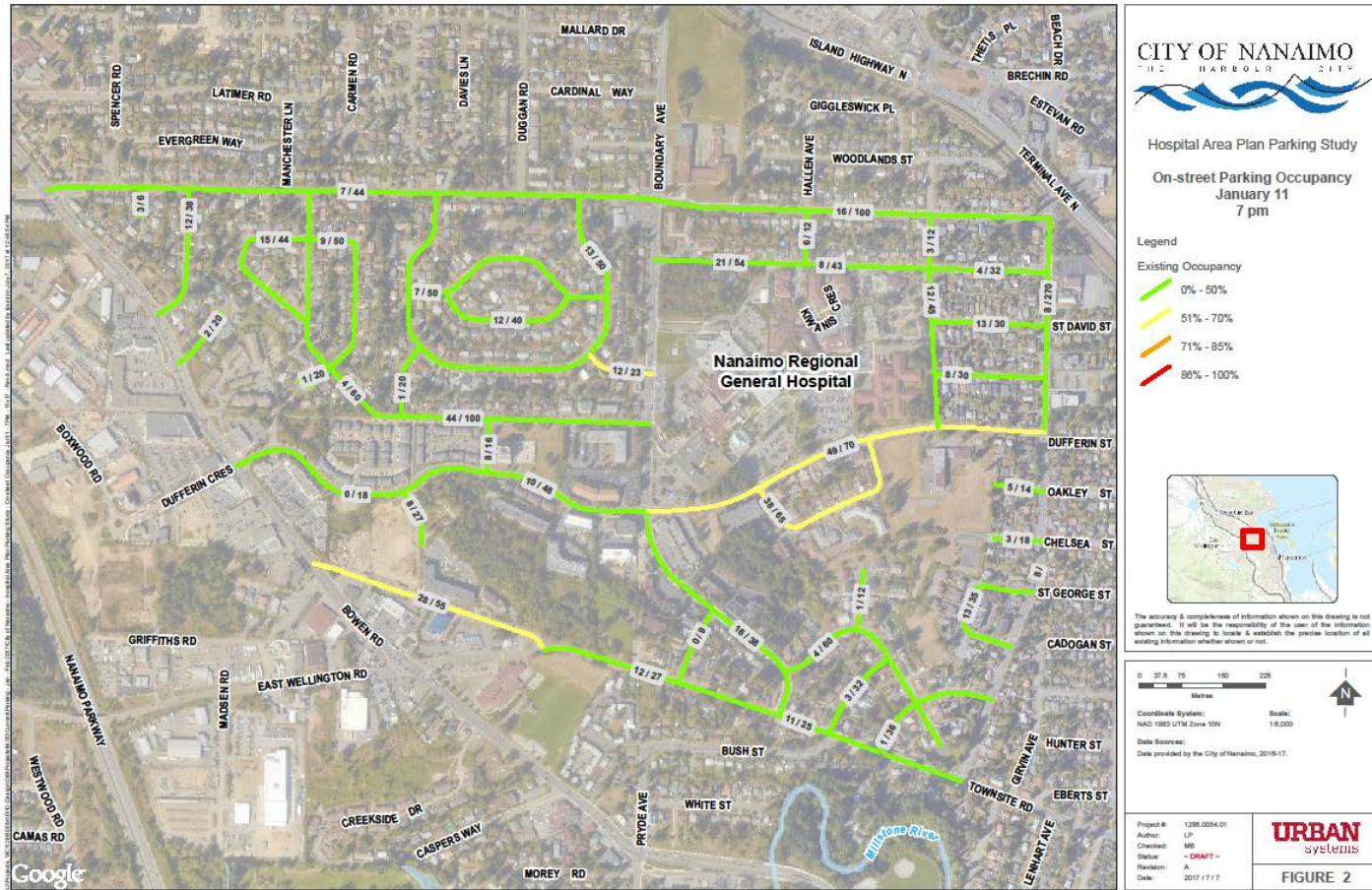


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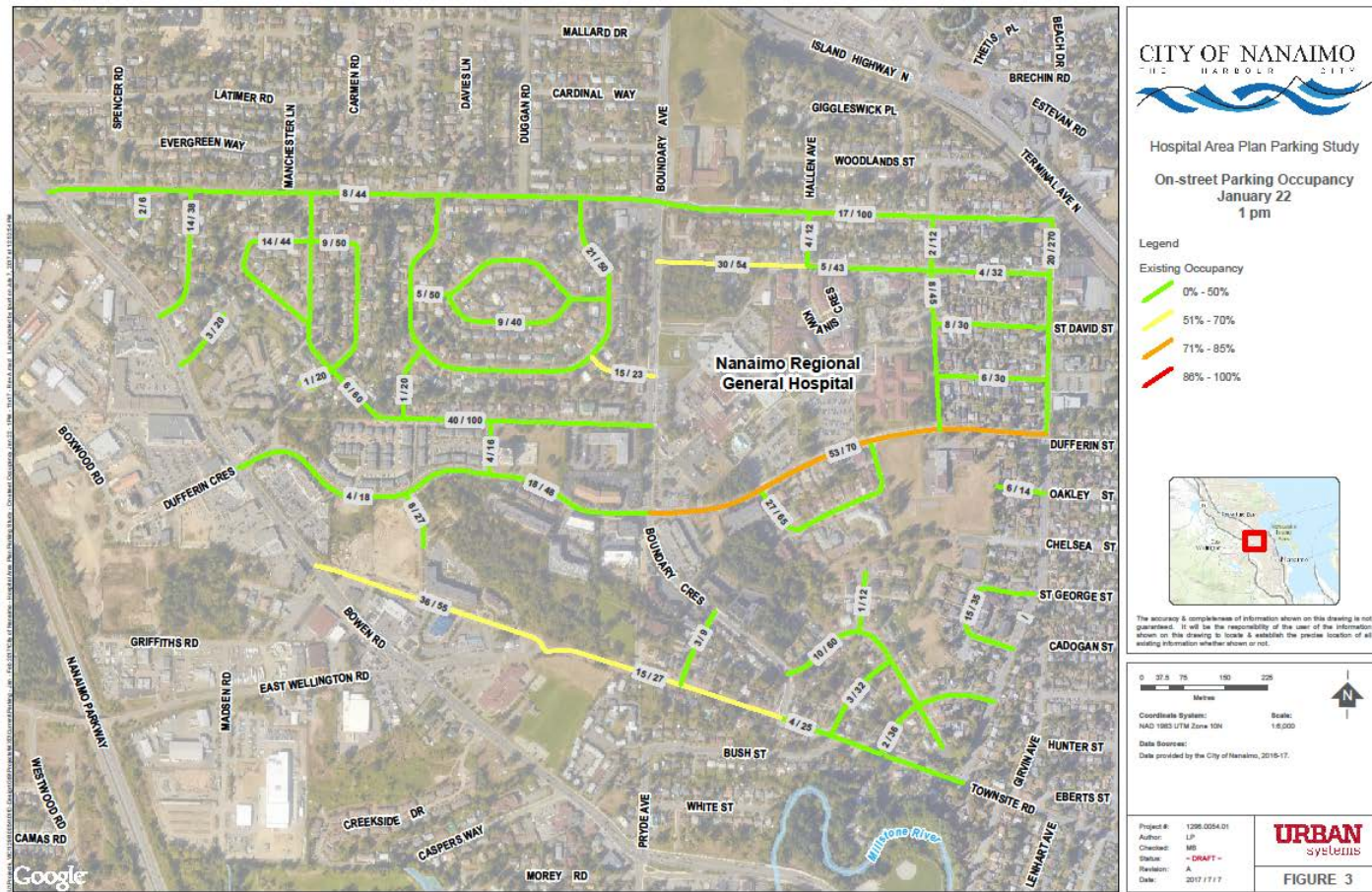




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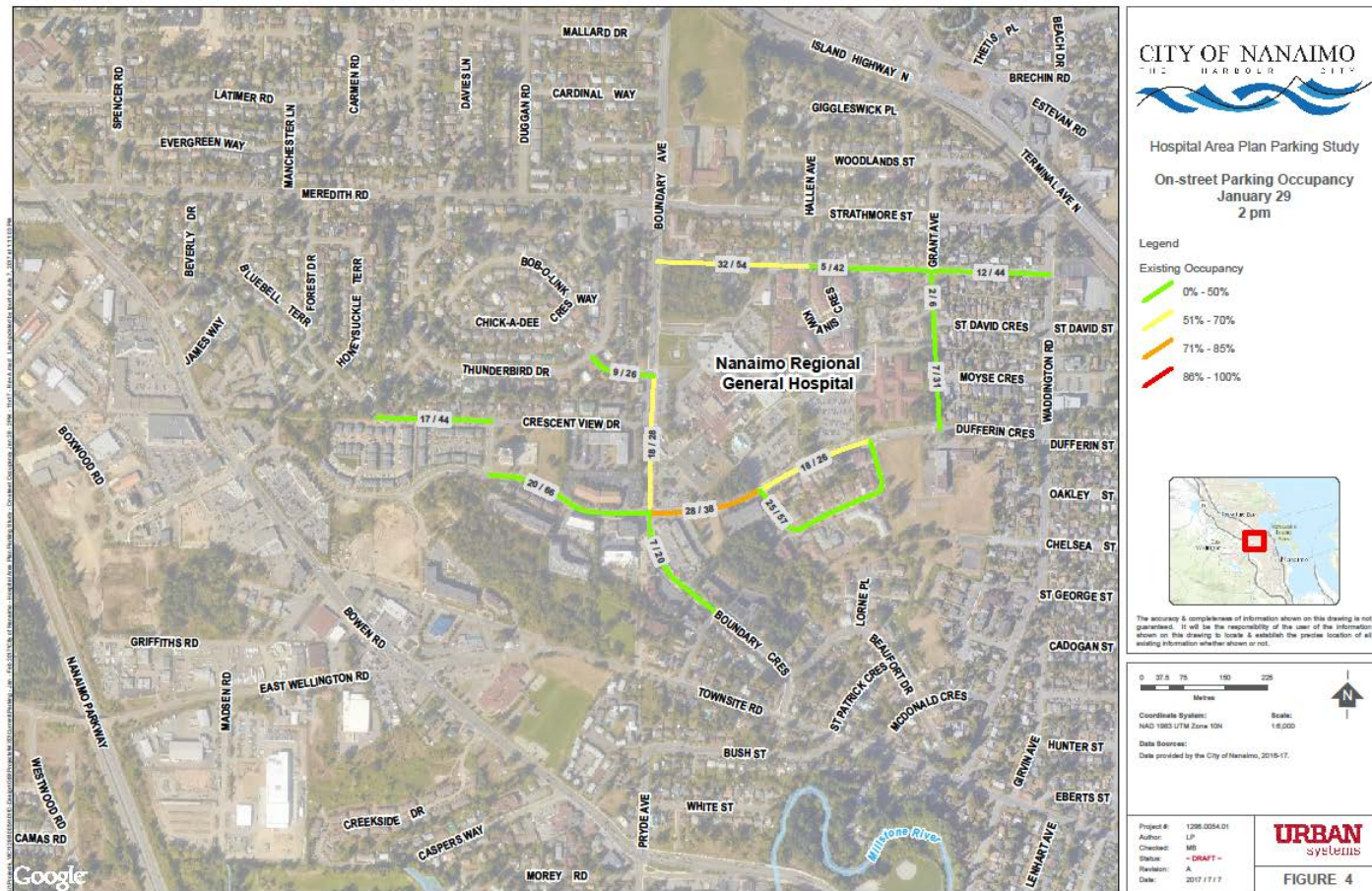


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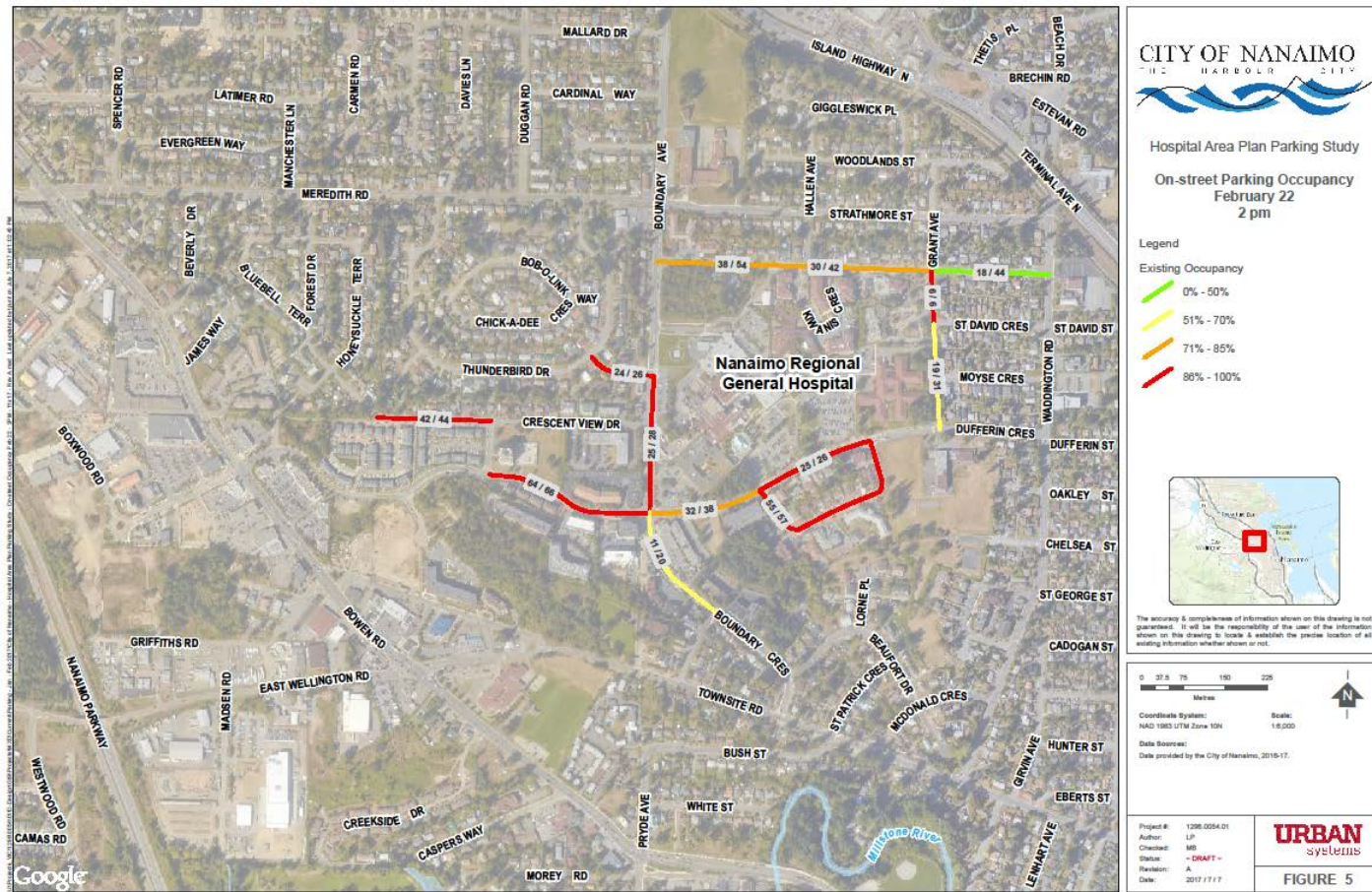




## 2c. Preliminary Results - Parking



# 2c. Preliminary Results - Parking





# 2c. Preliminary Results - Parking

