

# Hospital Area Plan

Community Planning &  
Development Committee

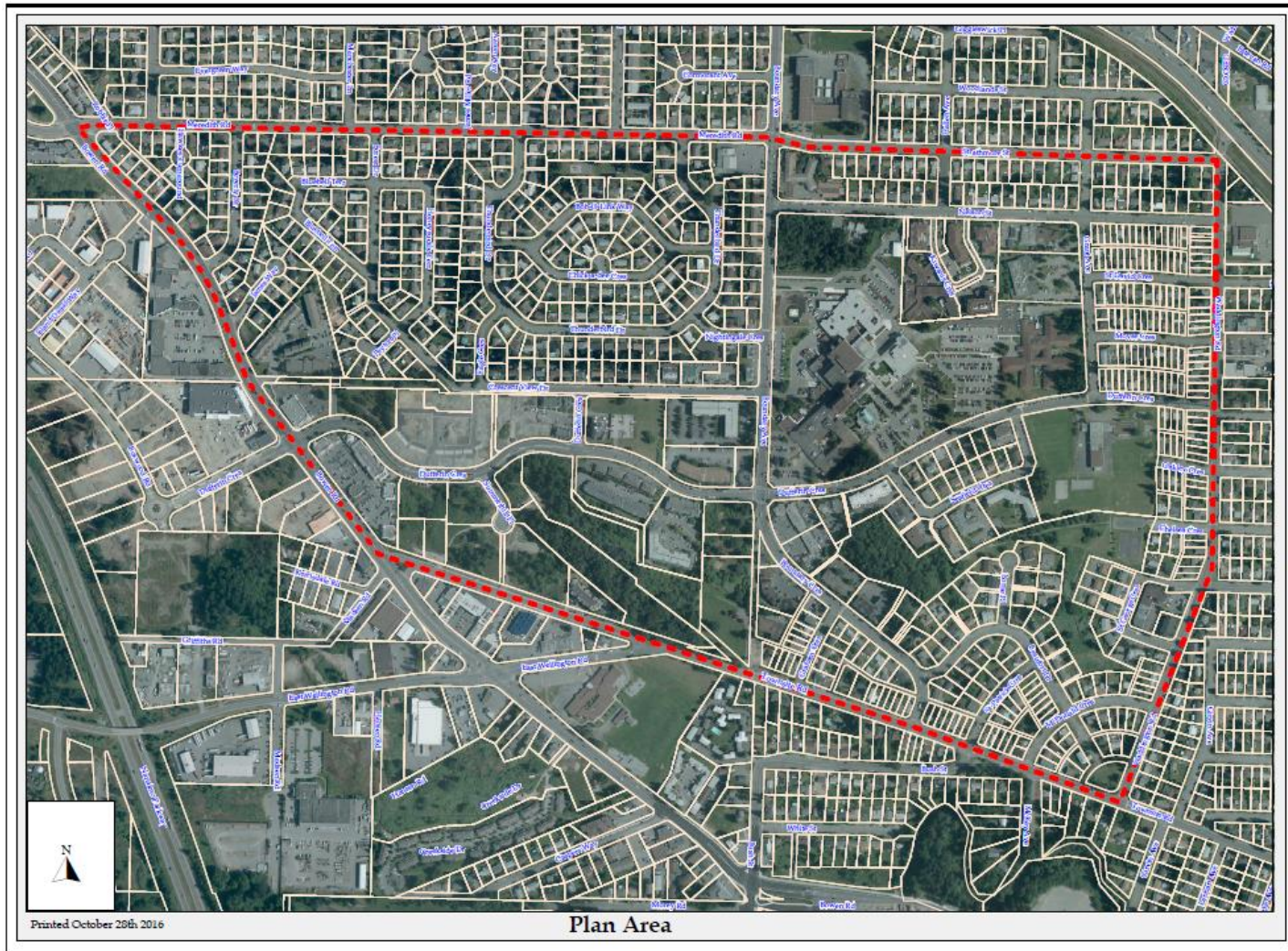
Tuesday September 19, 2017

# i. Outline

1. Background & Process Review
2. Issues and Opportunities
  - a. Consultants
  - b. Consultations
  - c. Preliminary Results
3. What's Next: Options Development
4. Questions?

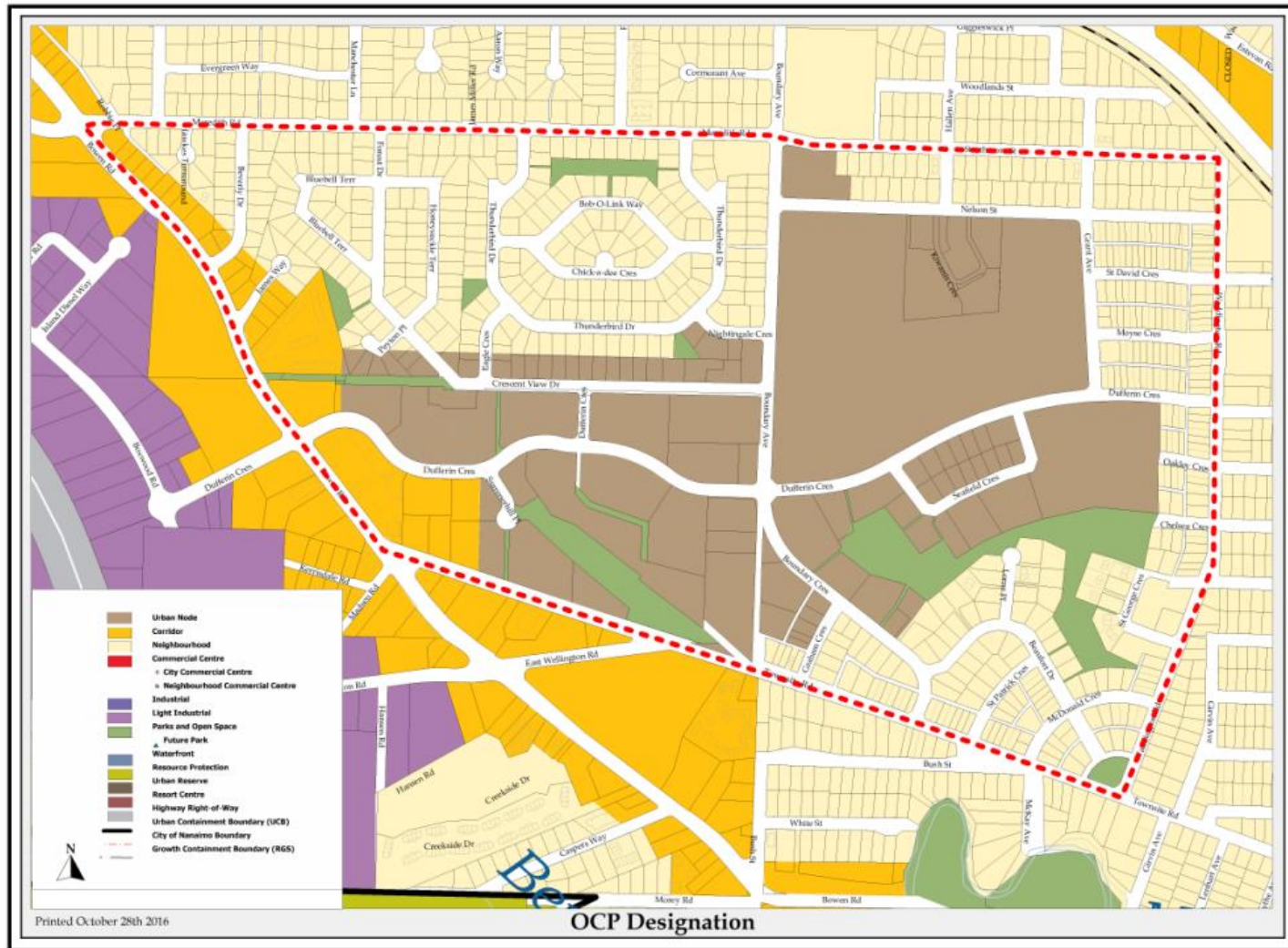


# 1a. Neighbourhood





# 1b. Neighbourhood - Future Land Use



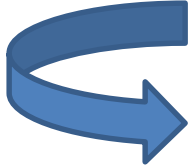
[illegible]

# 1d. Policy Background

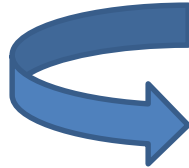
## Official Community Plan

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

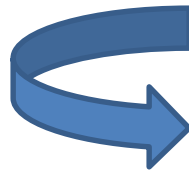
**Plan Initiation**



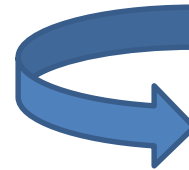
**Issues &  
Opportunities**



**Options Development**



**Draft Plan /  
Open House**



**Final Plan  
to Council**

## 2. Issues and Opportunities



## 2a. Studies and Reports

Parking Study – Ongoing

Transportation Review - Ongoing

Urban Design and Open Space Study – Ongoing

Real Estate Market Analysis - Complete

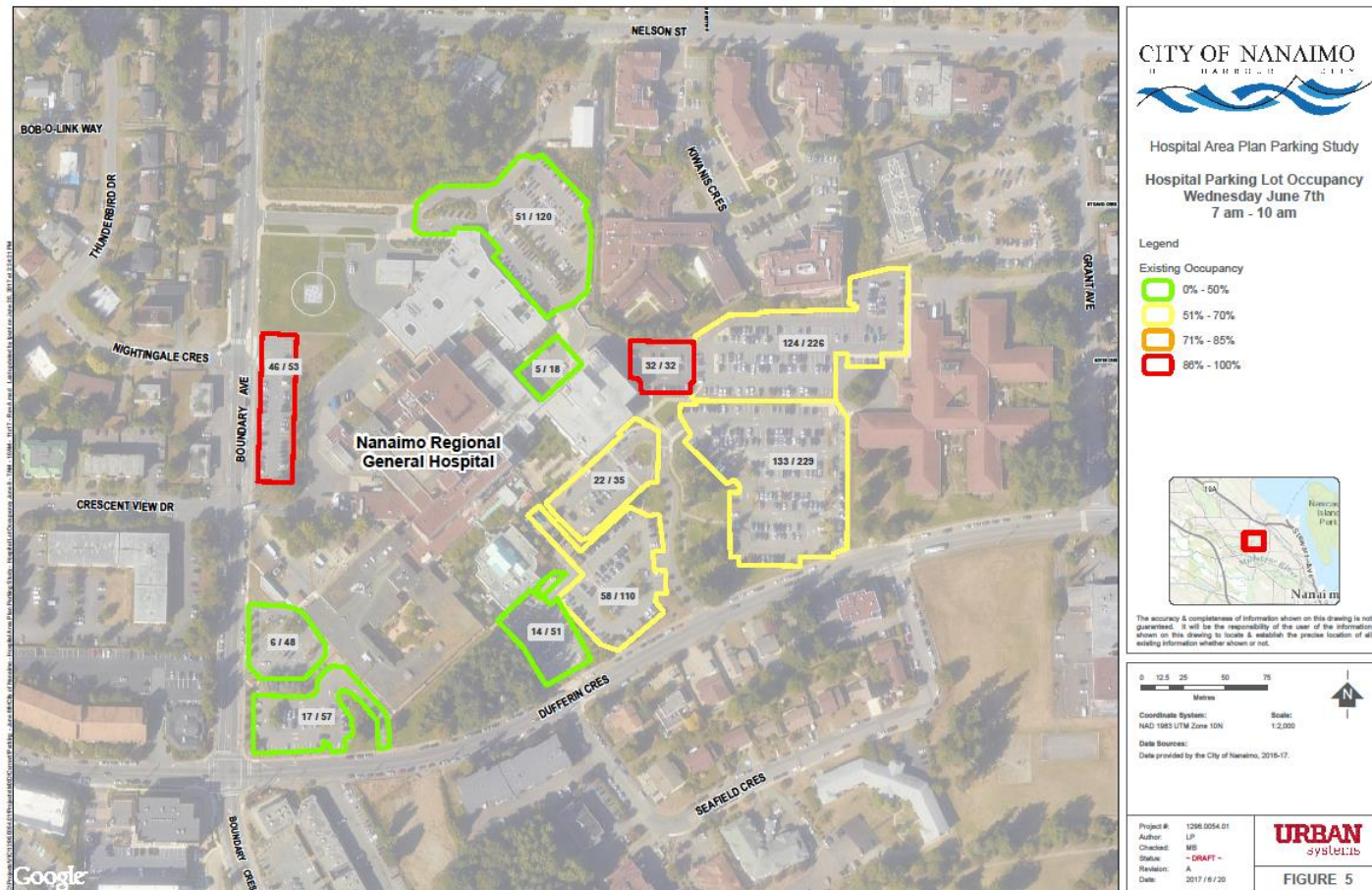
## 2b. Consultation

Stakeholder Meetings – June 20<sup>th</sup> and 22<sup>nd</sup>

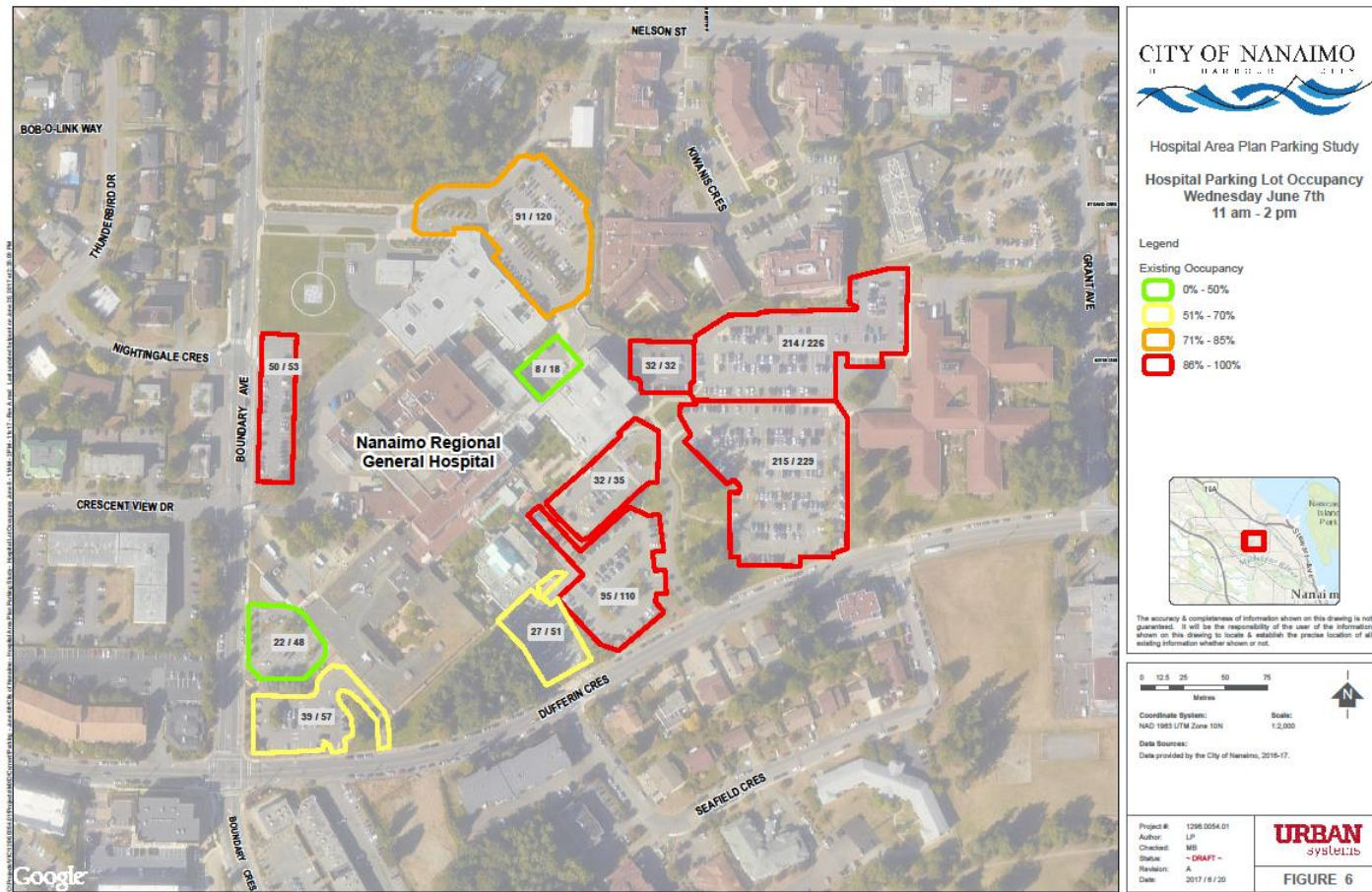
Community Meeting – June 22<sup>nd</sup>

Online Survey – July & August

# 2c. Preliminary Results - Parking

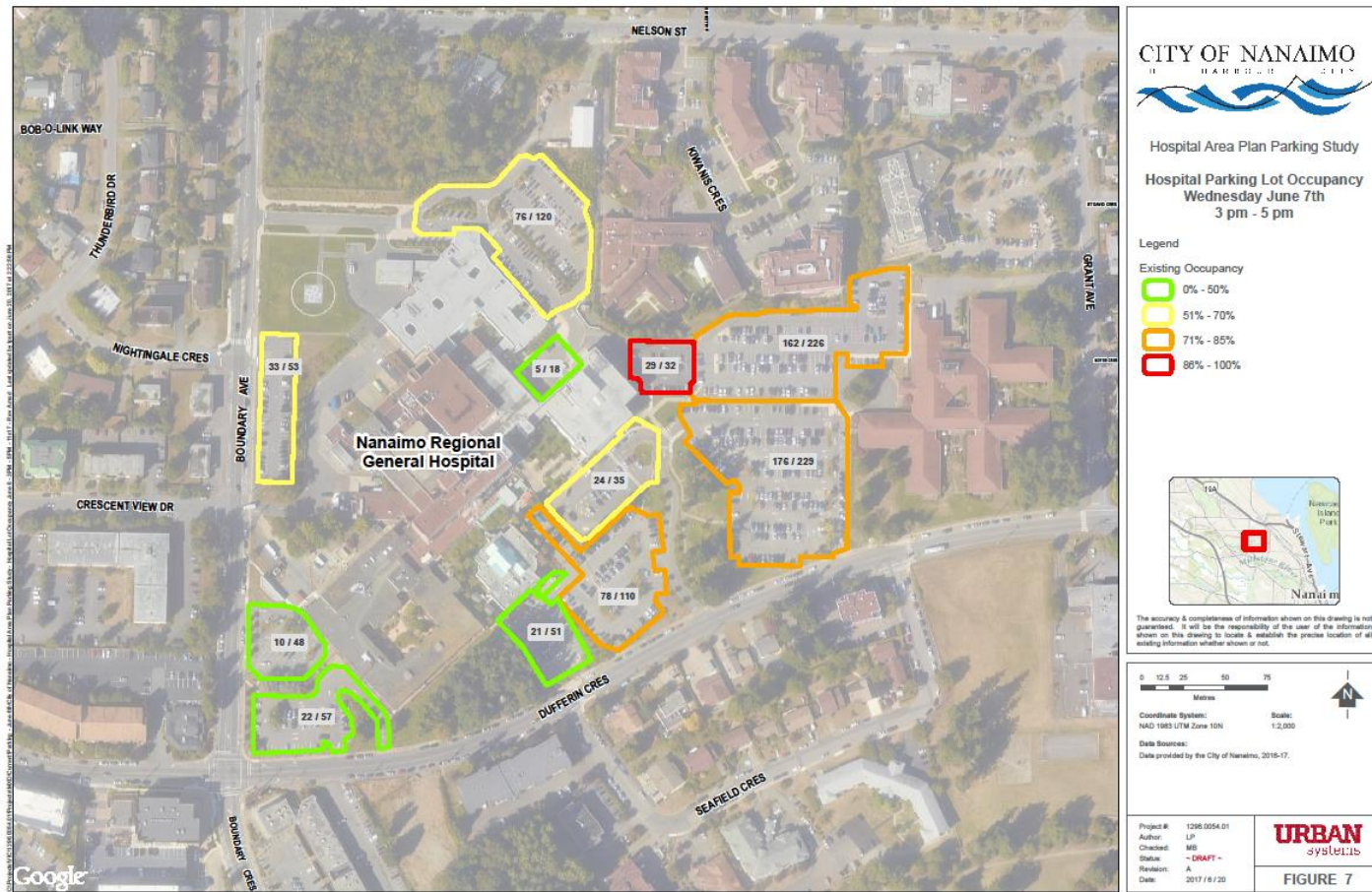


# 2c. Preliminary Results - Parking

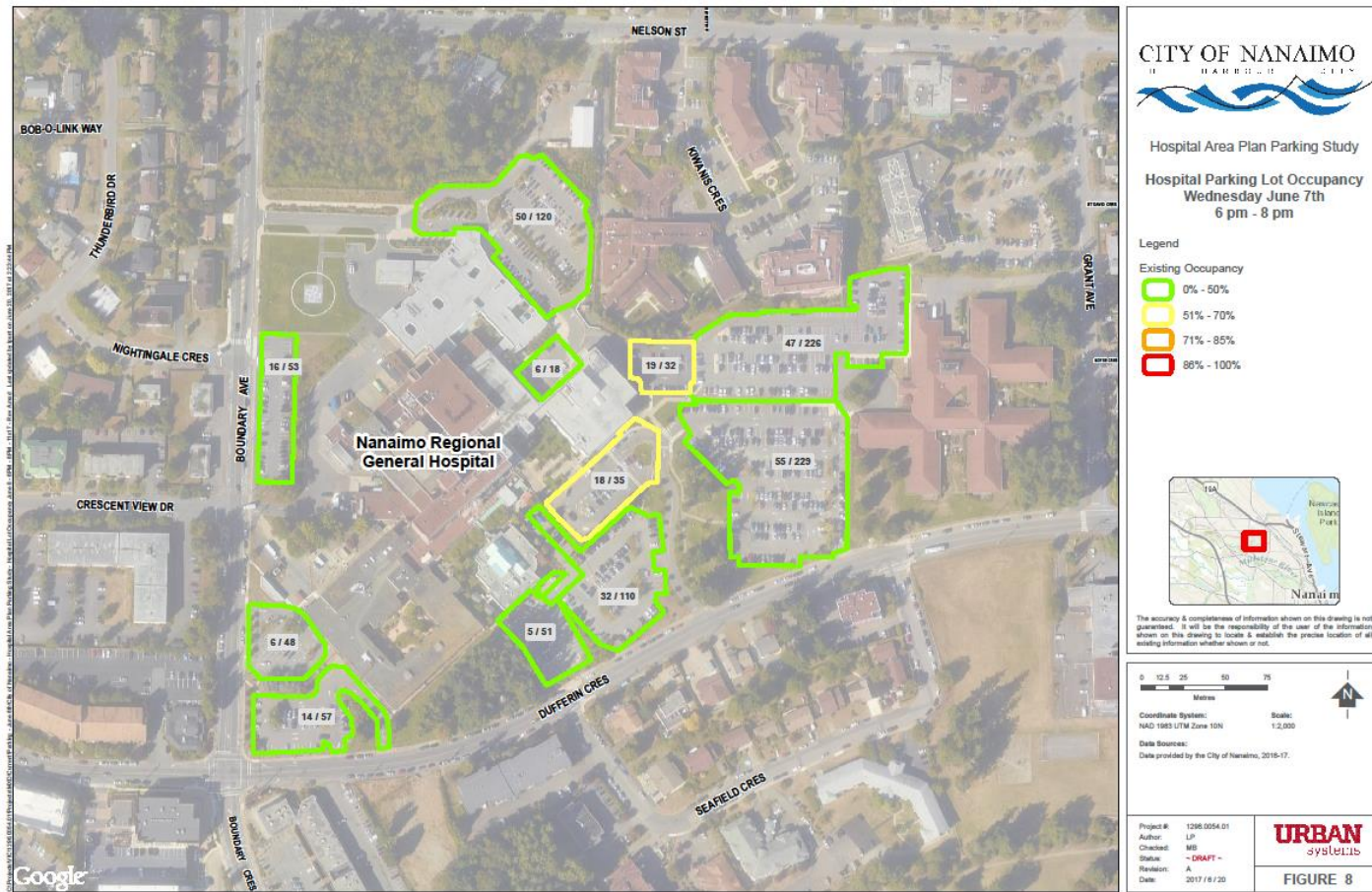




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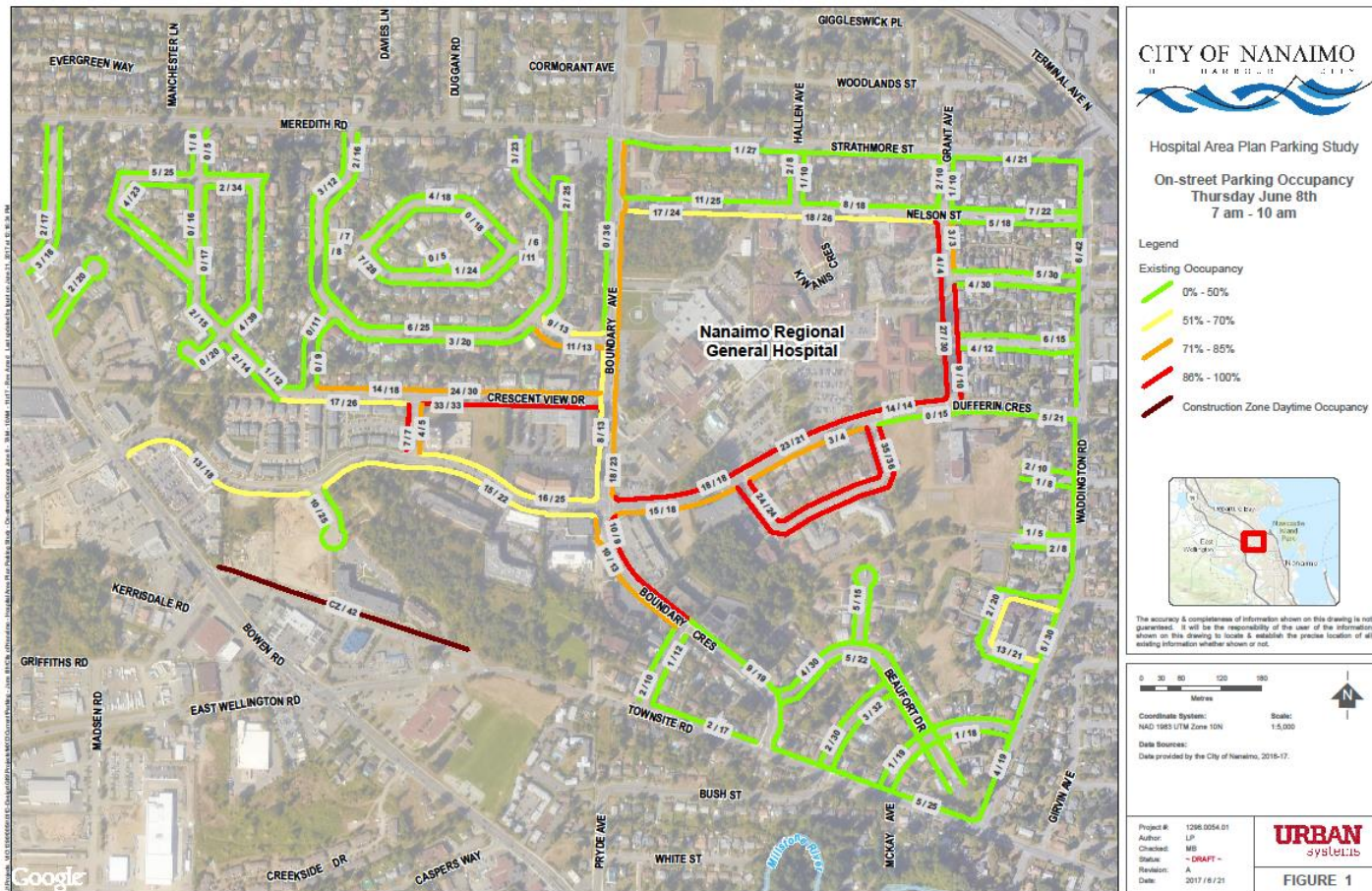


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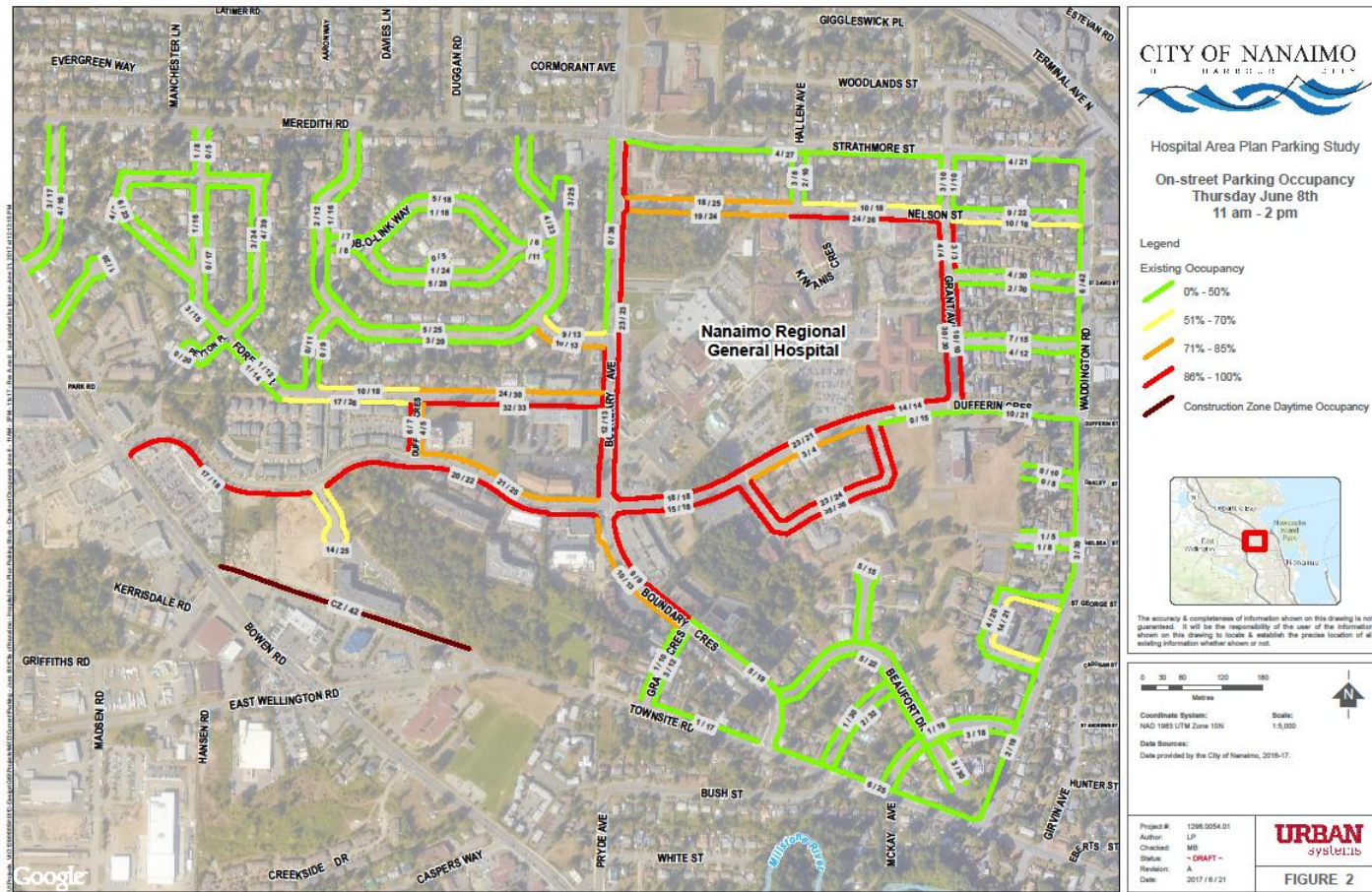




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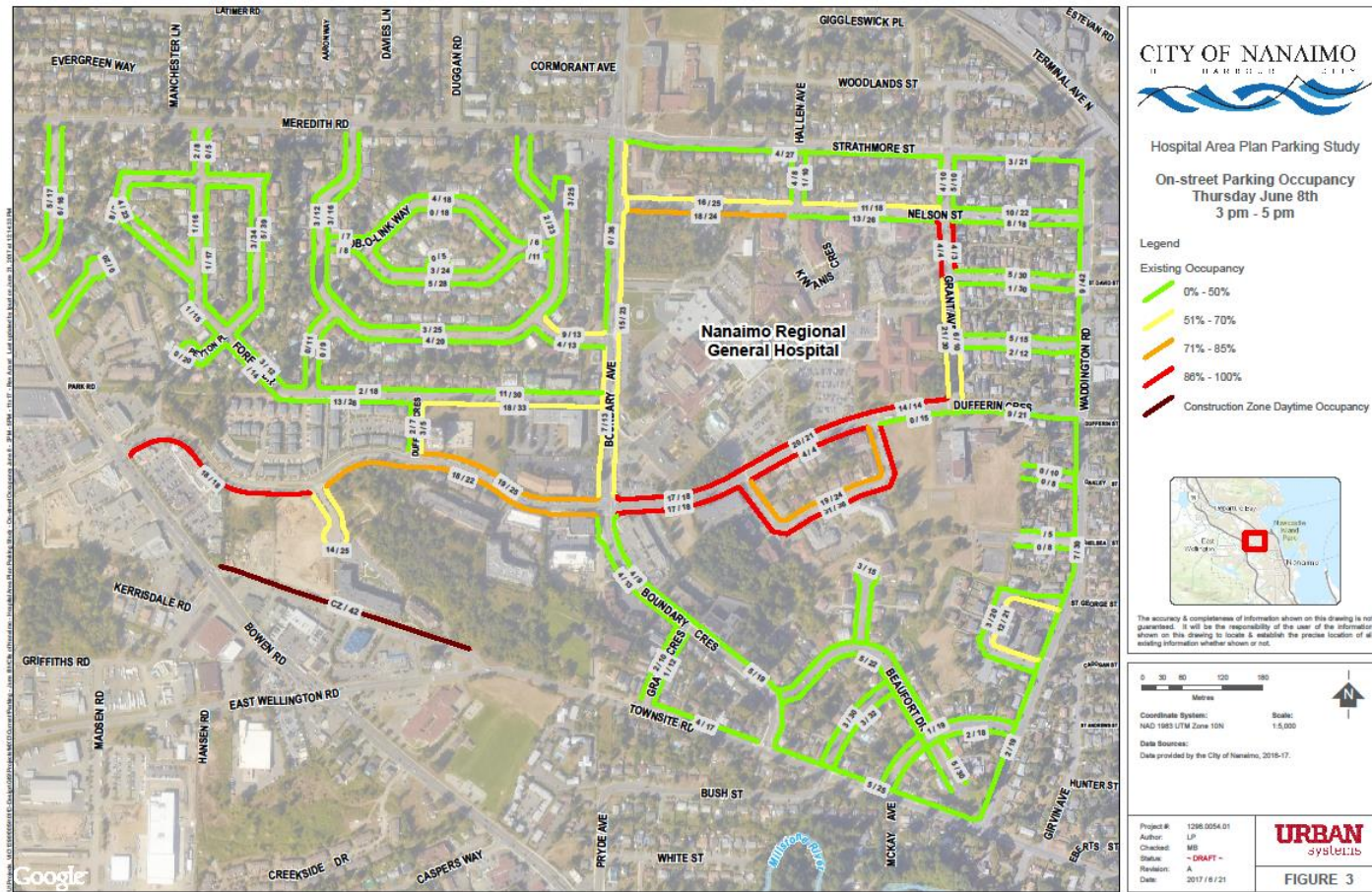


# 2c. Preliminary Results - Parking

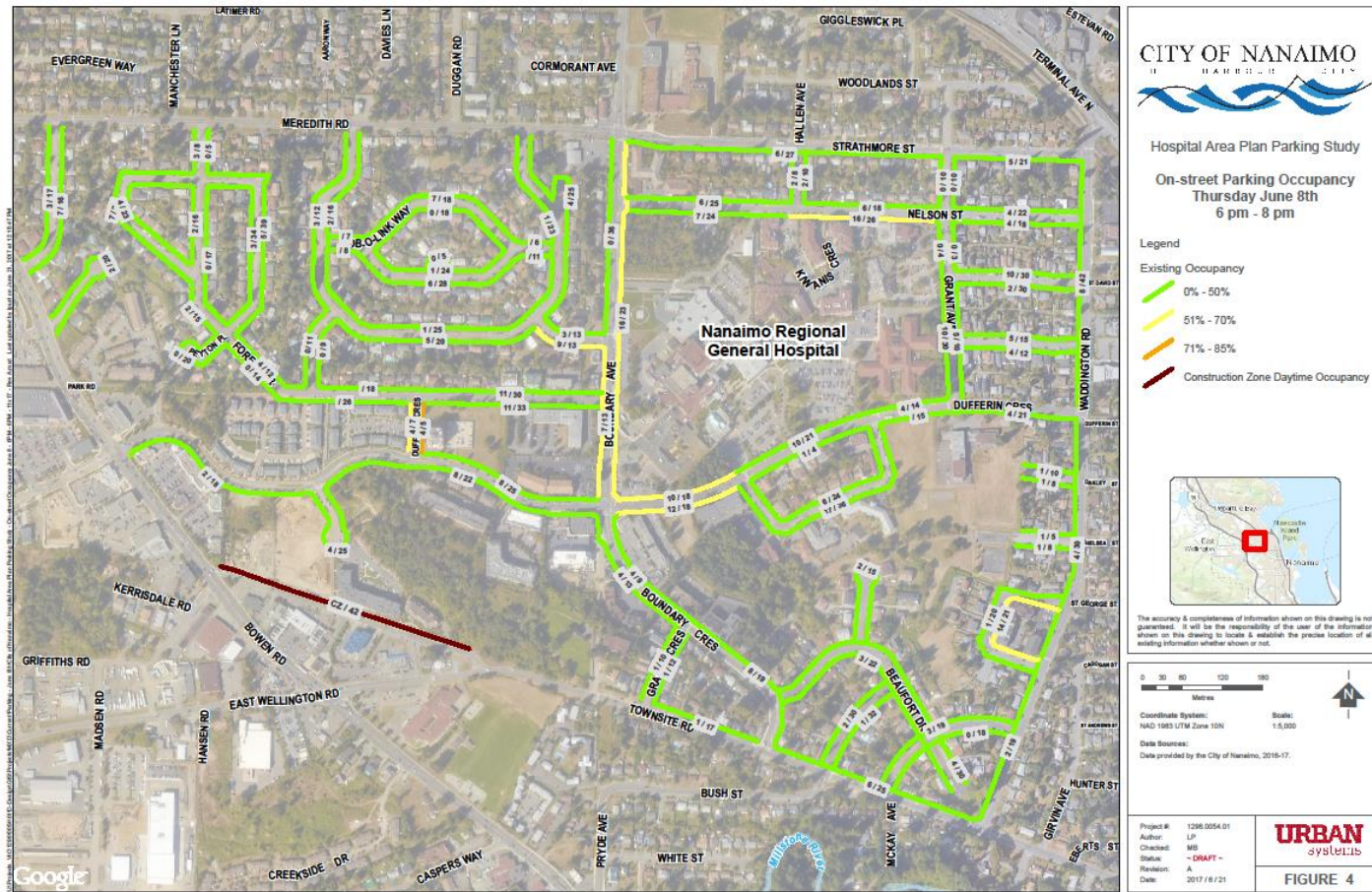




# 2c. Preliminary Results - Parking

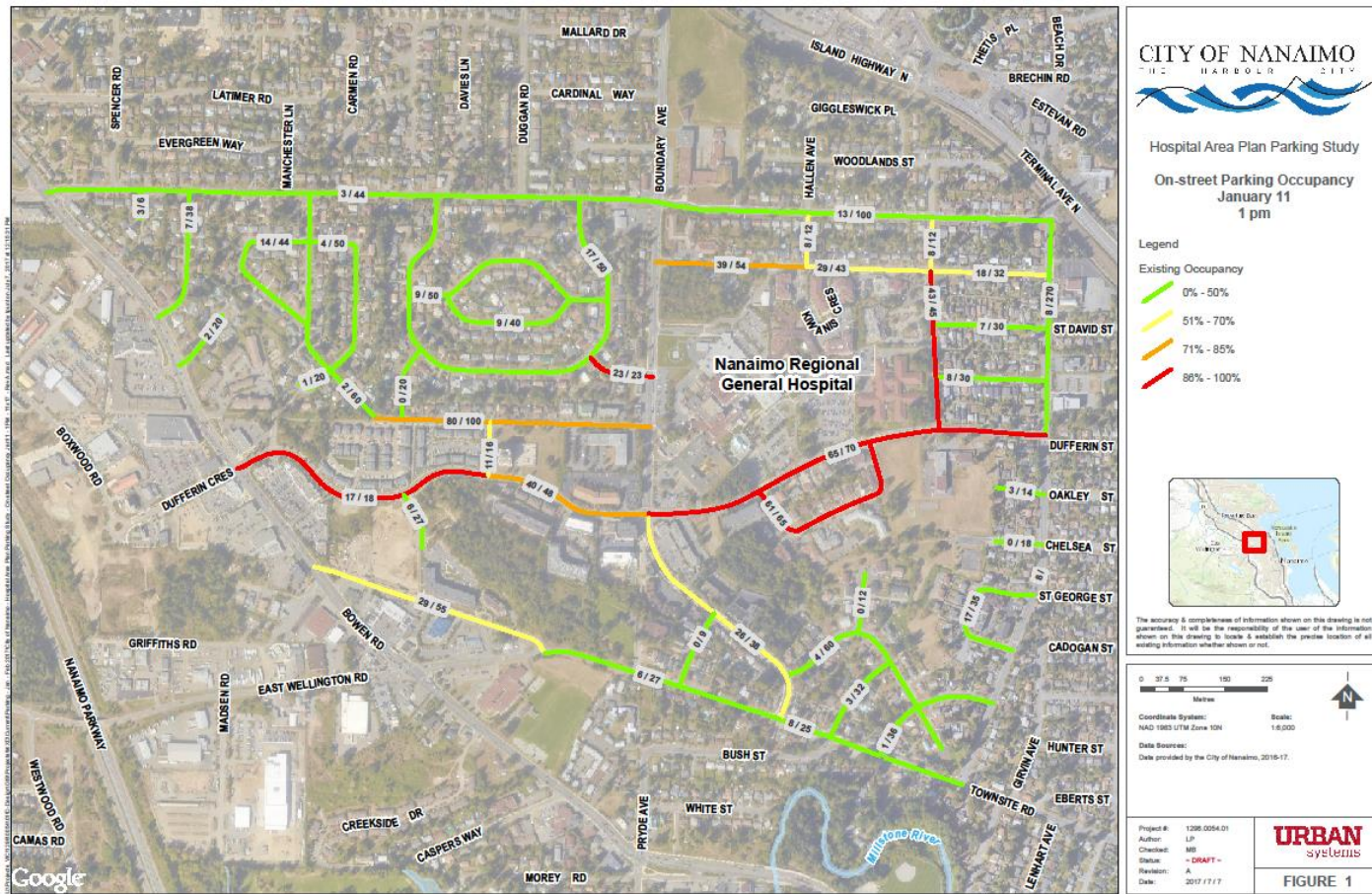


# 2c. Preliminary Results - Parking

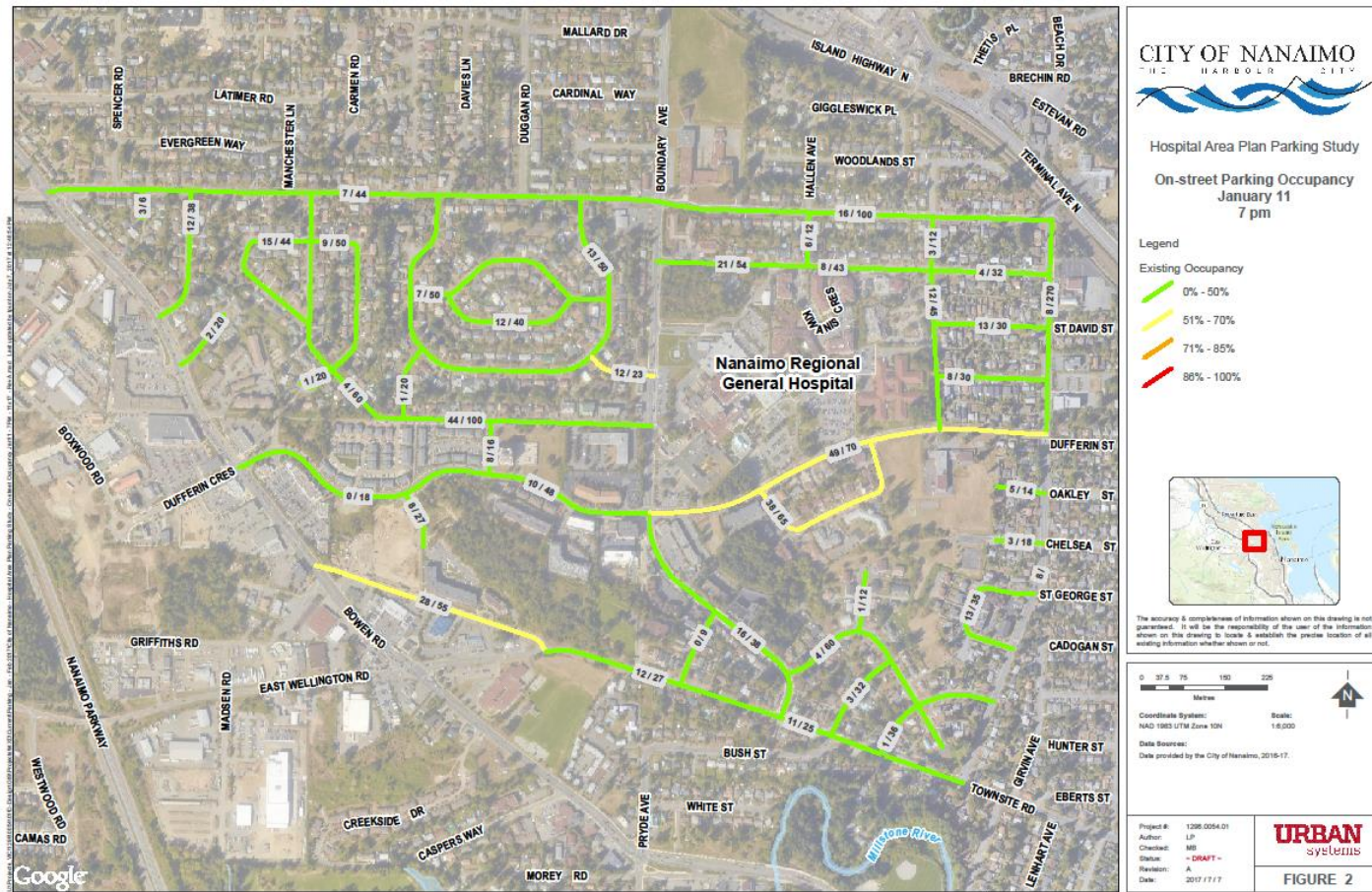




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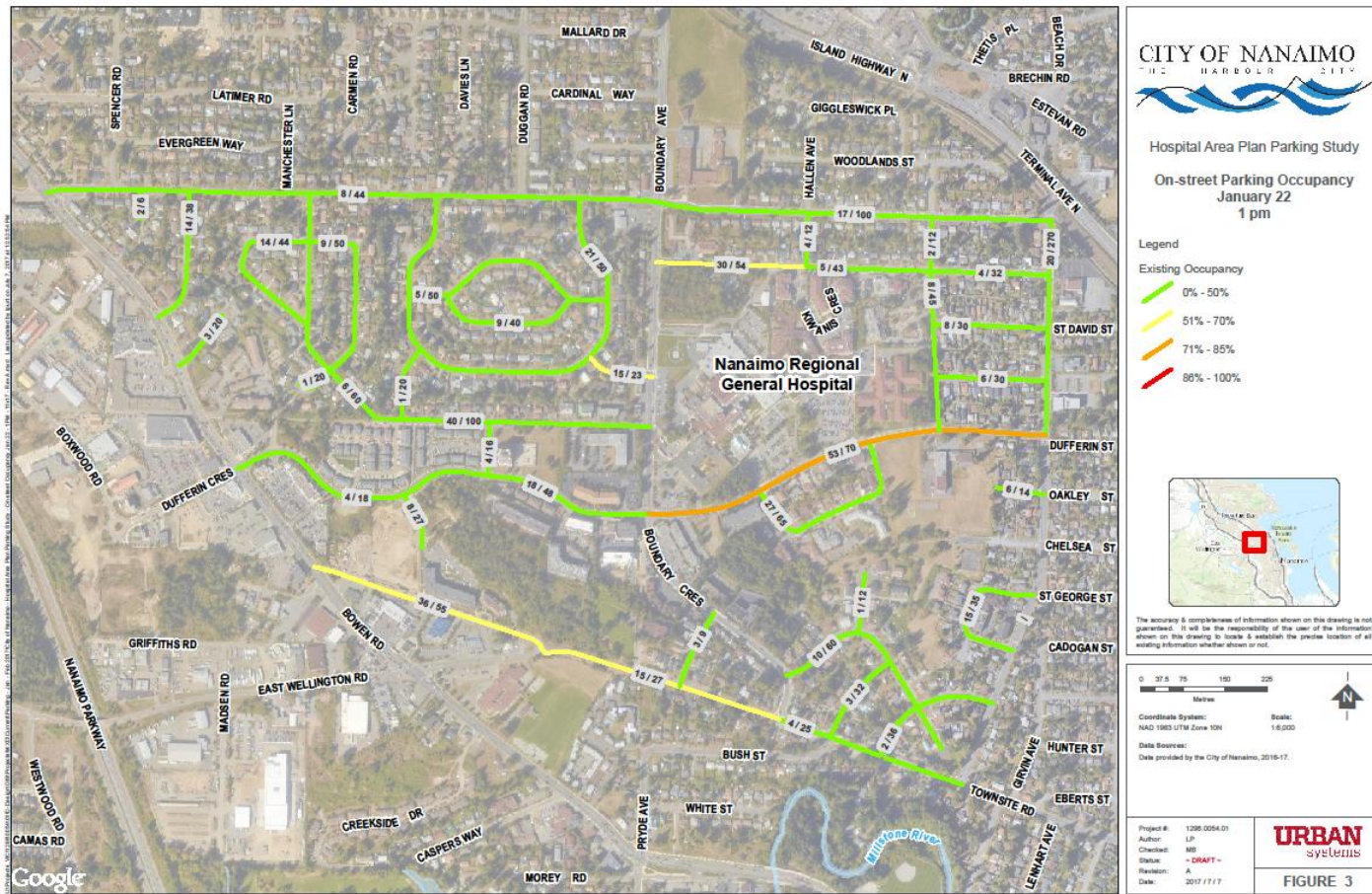


# 2c. Preliminary Results - Parking

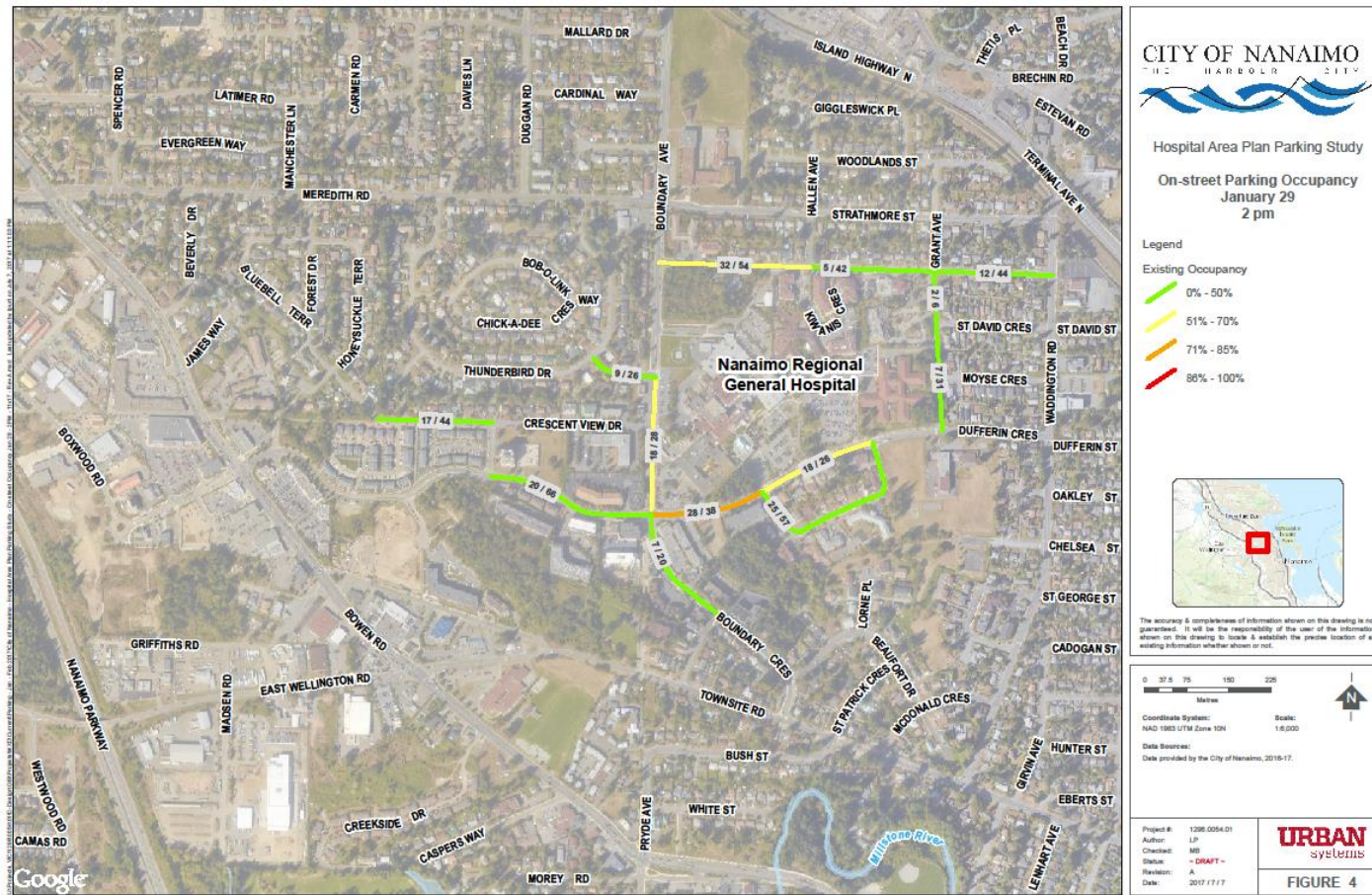




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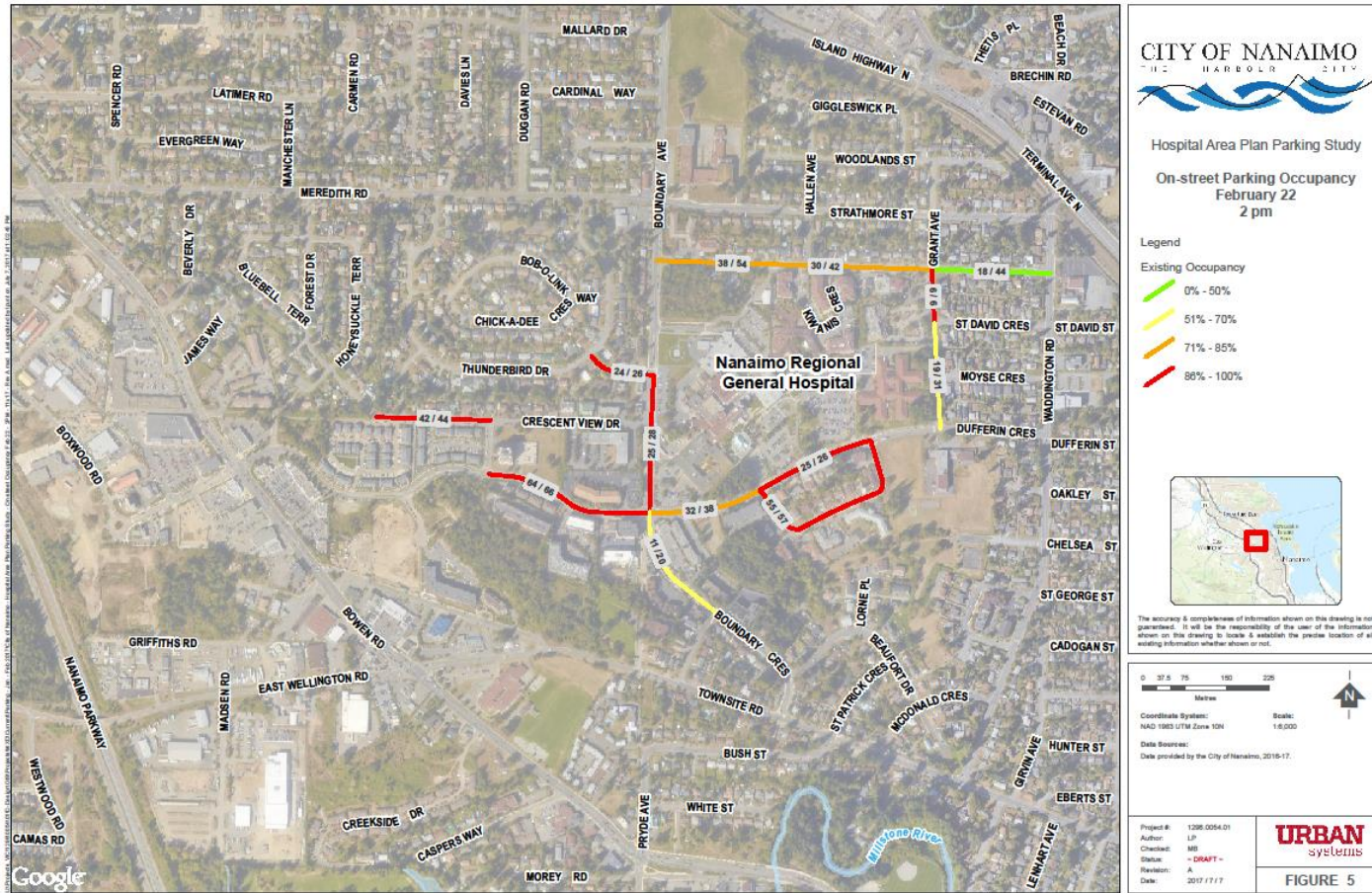


## 2c. Preliminary Results - Parking





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## 2c. Preliminary Results - Transportation

### Objectives

- provide input into streetscape design

- assess the road network

- assess intersection safety

- identify options – all transportation modes

## 2c. Preliminary Results – Urban Design

### Deliverables

- urban design framework

- principles and strategies

- concepts for streets and open spaces

## 2c. Preliminary Results – Real Estate

Market Demand Forecast: 2032 (15 Years)

Residential – 675 to 700 units

Medical Office – 30,000 sf

Retail – 10,000 sf

## 2c. Preliminary Results – Stakeholders

Relationships – NRGH, City, HANA

Services – Daycare, Seniors' Housing,  
Restaurants, Banking, Fitness Centres

Accommodation – Care-givers, Outpatients,  
Families

Parks and Open Spaces – Safe, Inviting, Accessible

Walking and Cycling – Infrastructure

Safety – Parks, Streets



## 2c. Preliminary Results – Community Meeting

Infrastructure Deficit – Sidewalks, Lighting,  
Parking

Relationship – NRGH / City / HANA /  
Businesses

Parking – On-street, Off-street, New  
Developments

Schools – What's the Plan?

## 2c. Preliminary Results – Survey

505 Responses

20% Residents / 80% Hospital Staff

Like – Central, Greenspace, Access

Don't Like – Parking, Greenspace, Traffic

### 3. Next Steps - Options

Stakeholder Meetings – October 19<sup>th</sup> and 24<sup>th</sup>

Open House – October 25<sup>th</sup>

Online Survey – October 15<sup>th</sup> to November 15<sup>th</sup>



Any Questions?

