

DATE OF MEETING | March 20, 2018 |

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SUBJECT | DRAFT HOSPITAL AREA PLAN |

OVERVIEW

Purpose of Report

To present the Community Planning and Development Committee with a report on the Draft Hospital Area Plan.

Recommendation

That the Draft Hospital Area Plan report be received for information by the Community Planning and Development Committee.

BACKGROUND

The Official Community Plan (OCP) adopted by Council in 2008 supports creating an Area Plan for the Hospital Urban Node encompassing the Nanaimo Regional General Hospital. Council authorized staff to begin the Hospital Area Plan process on 2016-DEC-05 with the approved Terms of Reference for the project.

Hospital Area Plan

The Hospital Area Plan comprises an area of 124 hectares, centred on the Nanaimo Regional General Hospital. The OCP designates approximately one-third of the plan area as Hospital Urban Node (including the Nanaimo Regional General Hospital); one-third Neighbourhood Residential; and one-third Corridor and Open Space (see Attachment A).

The Draft Hospital Area Plan represents a guide to future development around the Nanaimo Regional General Hospital by proposing more detailed land use designations and transportation network enhancements. The Draft Plan also addresses related issues including parking, development scale, servicing and open space.

The process for preparation of the Hospital Area Plan involves five phases:

- Phase 1 - Background Information
- Phase 2 - Issues and Opportunities
- Phase 3 - Concepts and Options
- Phase 4 - Draft Plan
- Phase 5 - Final Plan

The Hospital Plan process has moved through the background, issues and opportunities, concepts and options stages, and is now in Phase 4 - Draft Plan. Public consultation has been conducted throughout this process. Phase 2 included a meeting with the Hospital Area

Neighbourhood Association with approximately 50 residents in attendance. Phase 3 included an open house attended by approximately 100 members of the public. Phase 2 - Issues and Opportunities and Phase 3 - Concepts and Options included stakeholder meetings with two separate groups: one of community representatives and another of hospital-related representatives. Additionally, Phases 2 and 3 included an online public survey, completed by 505 and 108 individuals, respectively. Phase 4 will include stakeholder meetings, an open house, and an online survey for the review of the Draft Hospital Area Plan.

Parking Strategy

The City also acknowledges that the relatively high volume of on-street vehicle parking in the hospital area is a concern for area residents. Coinciding with the development of the Hospital Area Plan, the City has developed a Parking Strategy to manage on-street parking near the Nanaimo Regional General Hospital.

The Hospital Area Plan and the Parking Strategy are distinct documents with separate objectives and implementation timelines. The Area Plan provides a long-term vision for the growth and development of the local area while the Parking Strategy proposes management practices in the short- and medium-term to increase the availability of on-street parking on hospital area streets.

This report provides an overview of the Draft Hospital Area Plan. The information in this report, including the figures attached, will form the basis for the material presented at a public open house in April 2018.

DISCUSSION

The Draft Hospital Area Plan is composed of two general sections: the Planning and Development Policies, and the Urban Design Framework. The Draft Table of Contents is included as Attachment B.

Planning and Development Policies

The Hospital Area Plan's foundation is the policy developed to address the issues and support the opportunities identified in the land in and around the Hospital Urban Node. Through the Area Plan process community stakeholders identified a need for diverse commercial and residential uses in the surrounding area that complete and complement those offered by the Nanaimo Regional General Hospital.

The policies in this section will guide the future hospital area development and consider related land use and transportation issues. The policies will also address related topics including on-street vehicle parking, services, and open space.

Land Use and Development

Policies contained within this section address the future land use and built form in the hospital area. The policies complement the growth and development of the Nanaimo Regional General

Hospital by developing more structured designations for the Hospital Urban Node and surrounding Corridor and Neighbourhood designations.

Health and Educational Services are the foundation of the Hospital Area. A Mixed Use Health Services designation radiates out from the core intersection at Dufferin Crescent and Boundary Avenue/Boundary Crescent. The Multi Family High Density designation supports and links the core of the Plan Area with the Mixed Use and Residential Corridor area along Bowen Road. The Multi Family Medium designation buffers the most intense uses in the hospital area from existing single-family residential areas. Finally, the plan designates Multi Family Low Density areas to support ground-oriented multi family developments.

Transportation and Infrastructure

Streets throughout the hospital area should be safe, attractive, and functional for people using all modes of transportation: walking, cycling, automobile, and transit. Additionally, the system must support the movement of people with disabilities. The transportation network must support and enhance access to medical services, local employment and commercial centres, schools, high density and neighbourhood residential areas, and parks and open space.

Policies in this section must support the addition and renewal of infrastructure focused to improve the active transportation networks within the hospital area, and the links to the broader networks outside of the plan area.

Open Space and Connectivity

The public provided strong support for open space throughout the plan area that was attractive, safe, green, and inviting. The policies in this section acknowledge the desire for improvements to the existing parkland and for new pedestrian links between open spaces throughout the hospital area—and to the broader network of the City parks and trails.

Urban Design Framework

The Urban Design Framework provides general direction for development within the plan area, and establishes broad urban design strategies. The Framework provides overall urban design guidance for area-wide elements including:

- Street Character and the Public Realm
- Pedestrian Connections and Open Space
- Transportation, Transit, and Cycling Networks

The Urban Design Framework establishes a more coherent and specialized network of streets and cycle routes; a pedestrian greenway; a higher density Main Street; intensified residential densities; an enhanced public realm; and potential gateway marker locations.

Parking Management

To manage hospital area parking, the City developed a Parking Strategy as a companion document to the Hospital Area Plan. The intent of the Strategy: to balance the short-term

parking needs of daytime visitors to the area and the long-term parking needs of residents and hospital-area employees.

The Parking Strategy and Hospital Area Plan shared a common preparation schedule and process; however, each document has unique goals and independent implementation and monitoring timelines. The Parking Strategy is focused to manage on street parking in the hospital area in the short term, beginning in 2019.

The Parking Strategy proposes four broad actions:

1. Implement Transportation Demand Management to reduce or redistribute the number of vehicle trips to the hospital area.
2. Retain unrestricted on street parking near the Nanaimo Regional General Hospital, especially adjacent to vacant or underutilized institutional lands and not fronting single residential dwellings.
3. Implement pay parking and time-restricted parking on Dufferin Crescent and Boundary Avenue adjacent to the Nanaimo Regional General Hospital.
4. Introduce time-restricted parking in residential areas near the hospital. Exempt residents who live within the restricted area from the parking restrictions.

The policies in this section of the Area Plan support the implementation and monitoring of the Hospital Area Parking Strategy.

Next Steps

Stakeholder consultation on the Draft Hospital Area Plan will include a public open house to be held on 2018-APR-18. Staff will present the Draft Hospital Area Plan document to Council on 2018-APR-23 for information and review.

After concluding the public consultation for the Draft Plan, Staff will finalize the Hospital Area Plan. Staff propose to return to the Community Planning and Development Committee with the Final Plan on 2018-JUN-19. Staff will seek a recommendation from the Committee on the Hospital Area Plan before the document proceeds to Council for consideration as an amendment to the OCP. |

ATTACHMENTS

ATTACHMENT A: Draft Plan Figures

ATTACHMENT B: Draft Table of Contents |

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