

DATE OF MEETING June 11, 2018

AUTHORED BY BRIAN ZUREK, PLANNER, COMMUNITY AND CULTURAL PLANNING

SUBJECT HOSPITAL AREA PLAN

OVERVIEW

Purpose of Report

To request that Council initiate adoption of the Hospital Area Plan as an amendment to the City of Nanaimo “Official Community Plan Bylaw 2008 No. 6500”.

Recommendation

1. That “Official Community Plan Amendment Bylaw 2018 No. 6500.039” (To include the Hospital Area Plan as an amendment to the Official Community Plan) pass first reading; and
2. That “Official Community Plan Amendment Bylaw 2018 No. 6500.039” pass second reading.

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 by approving the Terms of Reference for the project. At its meeting on 2018-MAY-07, Council received an information report on the Draft Hospital Area Plan.

Hospital Area Plan

The Hospital Area Plan (“Area Plan”) includes 124 hectares centred on the Nanaimo Regional General Hospital. The Area Plan guides the future development of the hospital area by proposing more detailed land use designations and transportation network enhancements. The Area Plan also addresses related issues including parking, development scale, servicing, and open space.

The attached Hospital Area Plan is the product of a five-phase planning process that included two public open house events and numerous meetings with local stakeholders, neighbours and inter-departmental City staff. The Area Plan is now in the final phase of the process, which includes consideration and adoption by Council.

Parking Strategy

Coinciding with the development of the Hospital Area Plan, the City has developed a parking strategy (“Parking Strategy”) to manage on-street parking near the Nanaimo Regional General Hospital. The Hospital Area Plan and the Parking Strategy are separate documents with distinct objectives and implementation timelines. The Area Plan provides a long-term vision for the growth and development of the hospital 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.

Staff will present the Parking Strategy to Council as a separate report.

DISCUSSION

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

Planning and Development Policies

The Hospital Area Plan's foundation is the suite of policies addressing the issues and supporting the opportunities identified for the lands in and around the Hospital Urban Node. Through the Area Plan consultation process, community stakeholders identified a need for diverse commercial and residential uses in the area that complete and complement those offered by the Nanaimo Regional General Hospital.

The policies presented guide future development in the hospital area and consider related land use and transportation issues. The policies 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 detailed land use designations for the Hospital Urban Node and the surrounding Corridor and Neighbourhood designations.

Health and educational services are the foundation of the hospital area. A Mixed Use Health Services designation expands 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 areas along Bowen Road. The Multi-Family Medium designation buffers the most intense uses in the hospital area from existing single-family residential areas. The Area Plan designates Multi-Family Low Density areas to support ground-oriented multi-family developments. Finally, the Neighbourhood designation remains in place to continue existing single family land use within the plan area.

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 should support the movement of people with disabilities. The transportation network should 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 support the addition and renewal of infrastructure focused to improve the active transportation networks within the hospital area and the links to the broader city networks.

Open Space and Connectivity

The public provided strong support for open space throughout the plan area that was 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 urban design guidance for area-wide elements including:

- Urban Design and Street Character
- Open Space and Pedestrian Connections
- Transportation, Transit, and Cycling Networks

The Urban Design Framework establishes a more coherent and specialized network of streets and cycle routes, a wellness walk, a pedestrian greenway, a higher-density Main Street, an enhanced public realm, and potential gateway entrance 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 Parking Strategy is to balance the short-term parking needs of 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. The Parking Strategy is focused to manage on-street parking in the hospital area in the short and medium 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 adjacent to vacant or underutilized institutional lands, but exclude street frontages of single-family 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 limits.

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

Community Planning and Development Committee

Section 7.2 of the OCP requires the Community Planning and Development Committee to consider OCP amendments and to invite up to three members of the local neighbourhood association to its meeting to present the community's perspective. Three members of the Hospital Area Neighbourhood Association (HANA) participated in the Community Planning and Development Committee meeting on 2018-MAY-15. The HANA representatives supported the Hospital Area Plan.

The Community Planning and Development Committee passed the following motion at its 2018-MAY-15 meeting:

"That the Community Planning and Development Committee recommend that Council endorse the Hospital Area Plan".

OPTIONS

1. That "Official Community Plan Amendment Bylaw 2018 No. 6500.039" (To include the Hospital Area Plan as an amendment to the Official Community Plan) pass first reading; and
2. That "Official Community Plan Amendment Bylaw 2018 No. 6500.039" pass second reading.
 - **Policy Implication:** The development of the Hospital Area Plan satisfies the Official Community Plan policy objective to develop an Area Plan for the Hospital Urban Node.
 - **Engagement Implication:** Should Council pass first and second reading of the "Official Community Plan Amendment Bylaw 2018 No. 6500.039", the City will send a formal referral to relevant organizations and the Bylaw will proceed to Public Hearing.
3. That Council provide alternate direction to Staff.

SUMMARY POINTS

- The Hospital Area Plan is the product of the five-phase planning process outlined in the Terms of Reference for the project approved by Council.
- The Hospital Area Plan represents a guide to future development around the Nanaimo Regional General Hospital by proposing more detailed land use designations, transportation network enhancements, and open space improvements.
- Additionally, the City developed a Parking Strategy to manage hospital area parking as a companion document to the Hospital Area Plan.

ATTACHMENTS

ATTACHMENT A: Hospital Area Plan

“Official Community Plan Amendment Bylaw 2018 No. 6500.039”

Submitted by:

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Concurrence by:

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