

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001162 – 1200 DUFFERIN CRESCENT

Applicant / Owner: VANCOUVER ISLAND HEALTH AUTHORITY

Architect: STANTEC ARCHITECTURE LTD.

Landscape Architect: LANARC CONSULTANTS LTD.

SUBJECT PROPERTY AND SITE CONTEXT

Zoning	Community Service One (CS1)
Location	The subject property is located in the Hospital Area at the corner of Boundary Avenue and Dufferin Crescent.
Total Area	14.63 ha
Official Community Plan (OCP)	Map 1 Future Land Use – Urban Node; Map 3 Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
Neighbourhood Plan (Hospital Area Plan)	Map 1 – Hospital Area Land Use – Health Services
Relevant Design Guidelines	Hospital Area Plan General Development Permit Area Design Guidelines

The subject property is bound by four road frontages (Boundary Avenue, Dufferin Crescent, Nelson Street and Grant Avenue) and contains the Nanaimo Regional General Hospital (NRGH). The main building is located in the western portion of the site. The property to the northeast contains the Kiwanis Village; and, surrounding land uses include a mix of single family and multi-family residential, commercial, and health related services.

BACKGROUND

Recent upgrades to NRGH have included a new emergency department, an electrical utility building for three generators, an electrical distribution centre, and a water supply building. A new parking area with 164 parking spaces has also been approved in the northwest corner of the property accessed from Boundary Avenue.

PROPOSED DEVELOPMENT

The proposed development includes a new two-storey addition on the north side of the hospital building between two existing wings of the building. The main level is proposed to be 1,045.5m² in floor area and will contain a primary public entrance, lobby and hospital rooms. The second level is proposed to be 1,065.54m² and will contain a new Intensive Care Unit (ICU). The basement level is proposed to be 496.86m² and will contain staff facilities and a landscaped lightwell area.

Site Design

The new addition will be constructed on an existing parking area between two existing wings of the hospital, with interior courtyards proposed to interface with the existing building. Vehicular access is provided from Boundary Avenue, and a pedestrian route is provided from the nearest parking area to the primary entrance of the addition. A landscaped walkway and courtyard are provided near the entrance to the new addition.

The addition generates the requirement for 68 new off-street parking spaces, which will be accommodated within the new parking area (164 spaces) to be constructed in the northwest corner of the NRGH campus. A portion of the existing retaining wall between NRGH and the adjacent property (Kiwanis Village) will be replaced to better accommodate the proposed addition and re-routed access road.

Staff Comments:

- The main entry to the addition is well-separated from the parking areas and perimeter sidewalk. Details are needed to demonstrate wayfinding (e.g. signage) to the proposed building entrance.

Building Design

The addition is proposed to be 12.5m in height. The building form of the addition is consistent with the existing hospital building. The building face of the addition contains a pattern of recessed columns, similar to the existing adjacent building face. The exterior façade is proposed to be brick and fiber cement board siding with colour panel accents. The primary entrance to the addition is accented with colour panels and contains a canopy. The rooftop mechanical equipment is proposed to be stepped back and screened with a fiber cement board façade to blend with the building.

Staff Comment:

- Consider a more engaging building face for that portion of the building exposed to the exterior lot line (e.g. additional or larger windows, or pattern of colour panels).

Landscape Design

The proposed addition includes outdoor amenity spaces for staff and patient respite. The landscape plan for the proposed courtyards shows that Interior Courtyard A is approximately 112m² in size; Interior Courtyard B is approximately 39m² in size and the 'Lightwell' basement courtyard is approximately 69m² in size. The walkway to the main entrance of the addition and to the stairs of the basement lightwell area is landscaped with planters and benches and bollard lighting.

Staff Comments:

- Details to be provided regarding long-term and short-term bicycle parking.
- Details to be provided regarding irrigation and lighting within the landscaped areas.
- Consider integrating more outdoor seating options in the landscaped courtyard areas.
- The Hospital Area Plan policies (3.4.1 and 4.5.2) for pedestrian connections and open space encourage the establishment a Wellness Walk and network of pedestrian walkways across the NRGH campus to promote health and exercise (staff, patients and surrounding neighbourhood), and to improve site permeability with routes connecting Strathmore

Street to Dufferin Crescent and Boundary Avenue to Grant Avenue. A number of design features are encouraged to demarcate pedestrian routes within a Wellness Walk network and to enhance the public realm such as widened sidewalks, gathering spaces, distance markers, seating areas, boulevard trees and plantings, street banners and public art, pedestrian-scale lighting, interpretive and wayfinding signage. Within the project scope, explore opportunities to better integrate proposed walkways with existing pedestrian routes and provide wayfinding, in particular between the east elevation of the proposed addition and the main hospital entrance facing Dufferin Crescent. Consider landscaping around the existing retaining wall and on both sides of the access road to visually reinforce wayfinding and enhance the pedestrian route.

PROPOSED VARIANCES

There are no proposed variances.