

DATE OF MEETING May 7, 2018

AUTHORED BY BRIAN ZUREK, PLANNER, COMMUNITY AND CULTURAL PLANNING

SUBJECT DRAFT HOSPITAL AREA PLAN

OVERVIEW

Purpose of Report

To present Council with an overview of the Draft Hospital Area Plan.

Recommendation

That the report titled “Draft Hospital Area Plan”, dated 2018-MAY-07, be received for information by Council.

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.

Hospital Area Plan

The Hospital Area Plan (“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, one-third as Neighbourhood, and the remainder as Corridor and Parks and Open Space.

The Draft Hospital Area Plan (“Draft 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 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 Area Plan process has moved through the Background Information, Issues and Opportunities, Concepts and Options stages, and is now in Phase 4 - Draft Plan. The City consulted the public throughout the Area Plan process. Phase 2 included a meeting with the

Hospital Area Neighbourhood Association, with approximately 50 residents in attendance. Phases 2 and 3 included an online public survey completed by 505 and 108 individuals, respectively. Phase 2 - Issues and Opportunities, Phase 3 - Concepts and Options and Phase 4 – Draft Plan included stakeholder meetings with two separate groups: one consisting of community representatives and another of hospital and health-related representatives. Phases 3 and 4 each included an open house. Approximately 100 members of the public attended the Phase 3 open house, with approximately 55 attendees at the Phase 4 open house. Additionally, Phase 4 also registered online public feedback on the Draft Hospital Area Plan.

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 with the bylaw introducing the Hospital Area Plan. This report provides an overview of the Draft Hospital Area Plan. The information in this report formed the basis for the material presented at the Draft Plan Open House held on 2018-APR-11.

DISCUSSION

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

Planning and Development Policies

The Hospital Area Plan's foundation are the policies developed to address the issues and support 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 in this section guide the future development 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 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 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 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 pedestrian greenway, a higher-density Main Street, intensified residential densities, 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 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. 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.

Next Steps

Staff continue to incorporate stakeholder and public feedback received during the Draft Plan phase of the project into the Final Hospital Area Plan.

Staff propose to seek a recommendation from the Community Planning and Development Committee on the Final Hospital Area Plan at its meeting on 2018-MAY-15. Following the Committee meeting, Staff intend to present the Final Hospital Area Plan and Parking Strategy to Council on 2018-JUN-11 for consideration as an amendment to the Official Community Plan.

SUMMARY POINTS

- The Draft 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.
- The Draft Hospital Area Plan is in the fourth phase of the five-phase development process.

ATTACHMENTS

ATTACHMENT A: Draft Hospital Area Plan

Submitted by:

Bruce Anderson
Manager, Community and Cultural Planning

Concurrence by:

Dale Lindsay
Director, Community Development