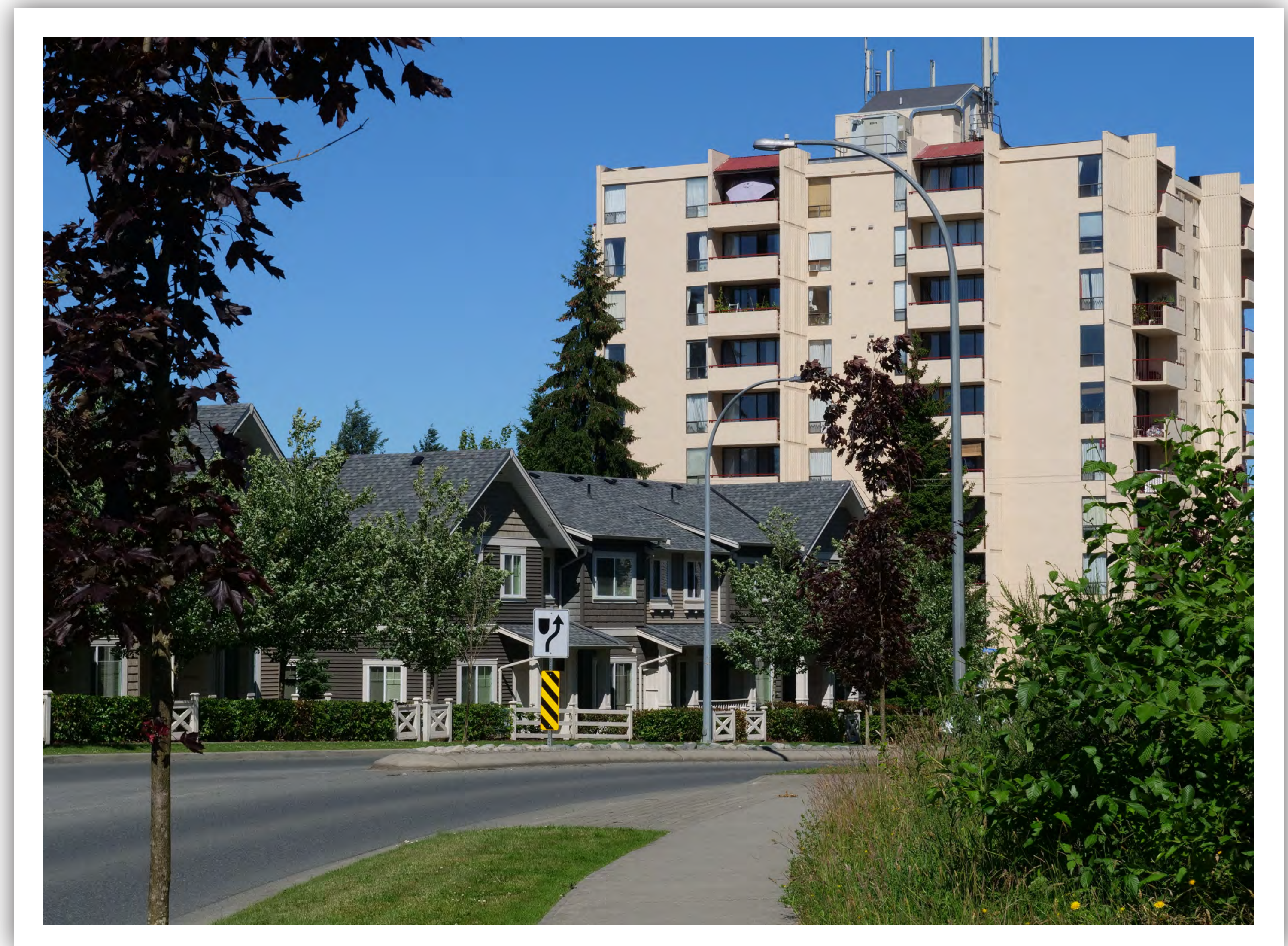


Welcome to the Hospital Area Plan & Parking Strategy Draft Plan Open House

This Open House provides you with an opportunity to review the Draft Hospital Area Plan & Parking Strategy. We welcome any feedback and comments that you may have. Your input will be carefully considered as we finalize the Hospital Area Plan & Parking Strategy.

At this Open House, please:

- view the displays
- ask questions, and
- provide your comments



Why an Area Plan?

Area Plan

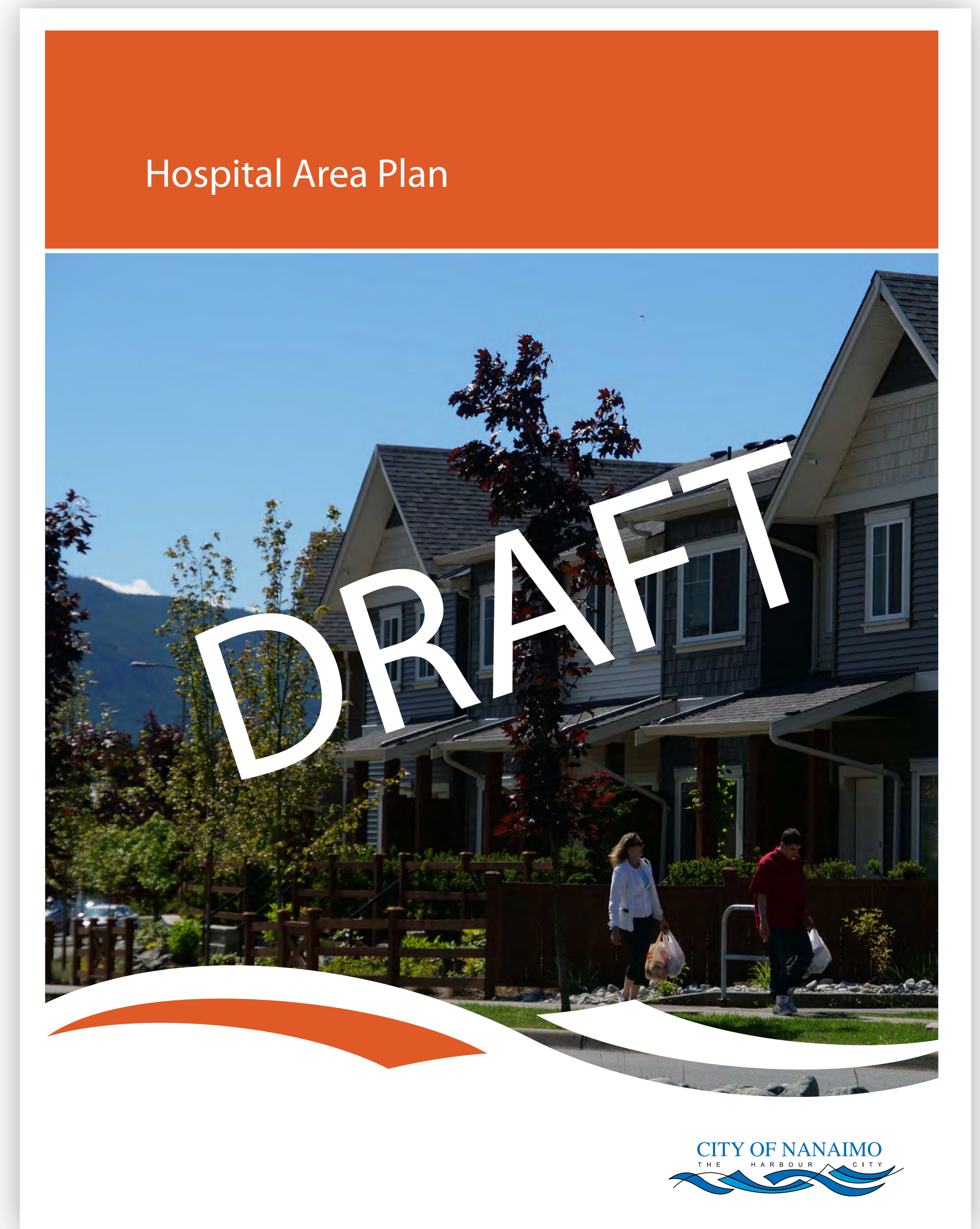
Plan prepared for a specific and defined subarea of the City which is adopted by bylaw, and forms part of the Official Community Plan (OCP). An area plan must fully meet the goals and policies of the OCP and compliment the vision, goals, objectives and policies established by the OCP.

OCP Hospital Urban Node Policy

An Area Plan will be developed for the Hospital Urban Node in consultation with area residents, business owners and stakeholders.

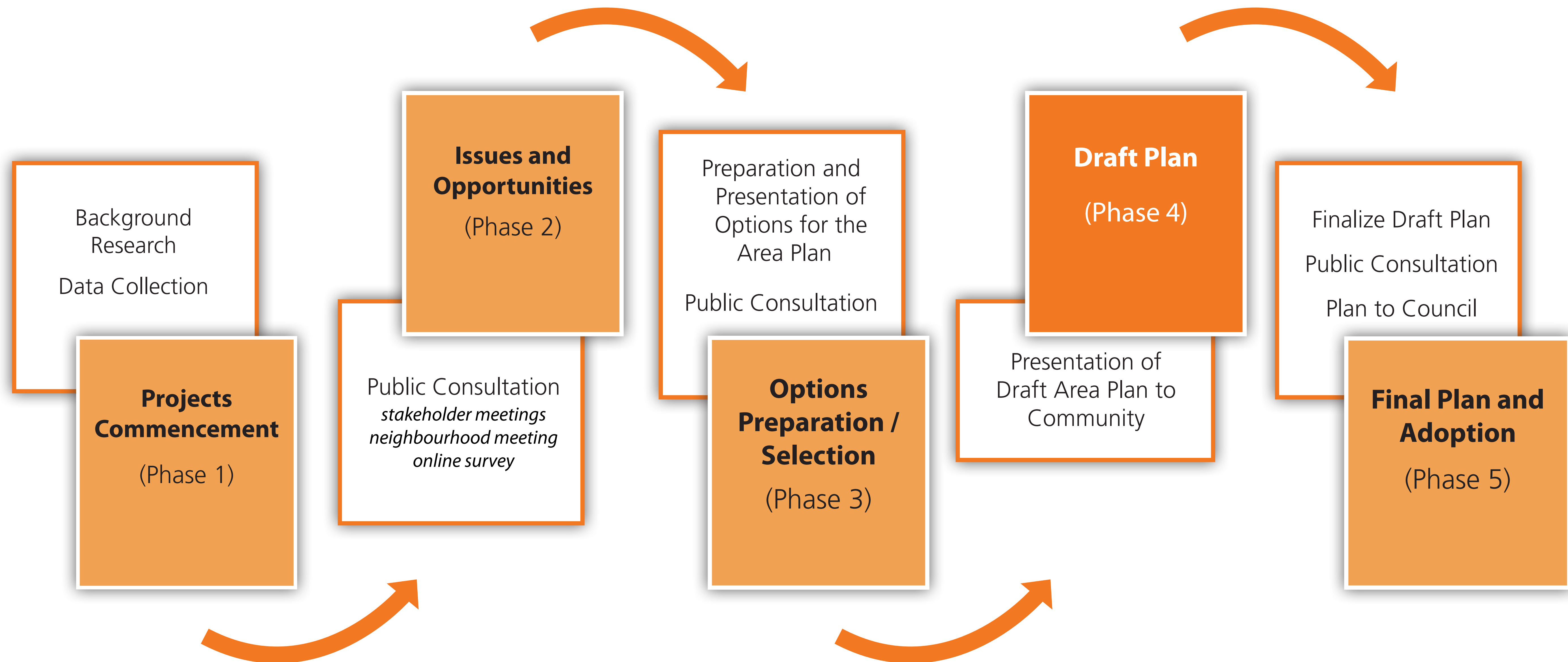
Hospital Urban Node Definition

City-wide and regional centre for health services, seniors housing, professional offices and higher density residential.

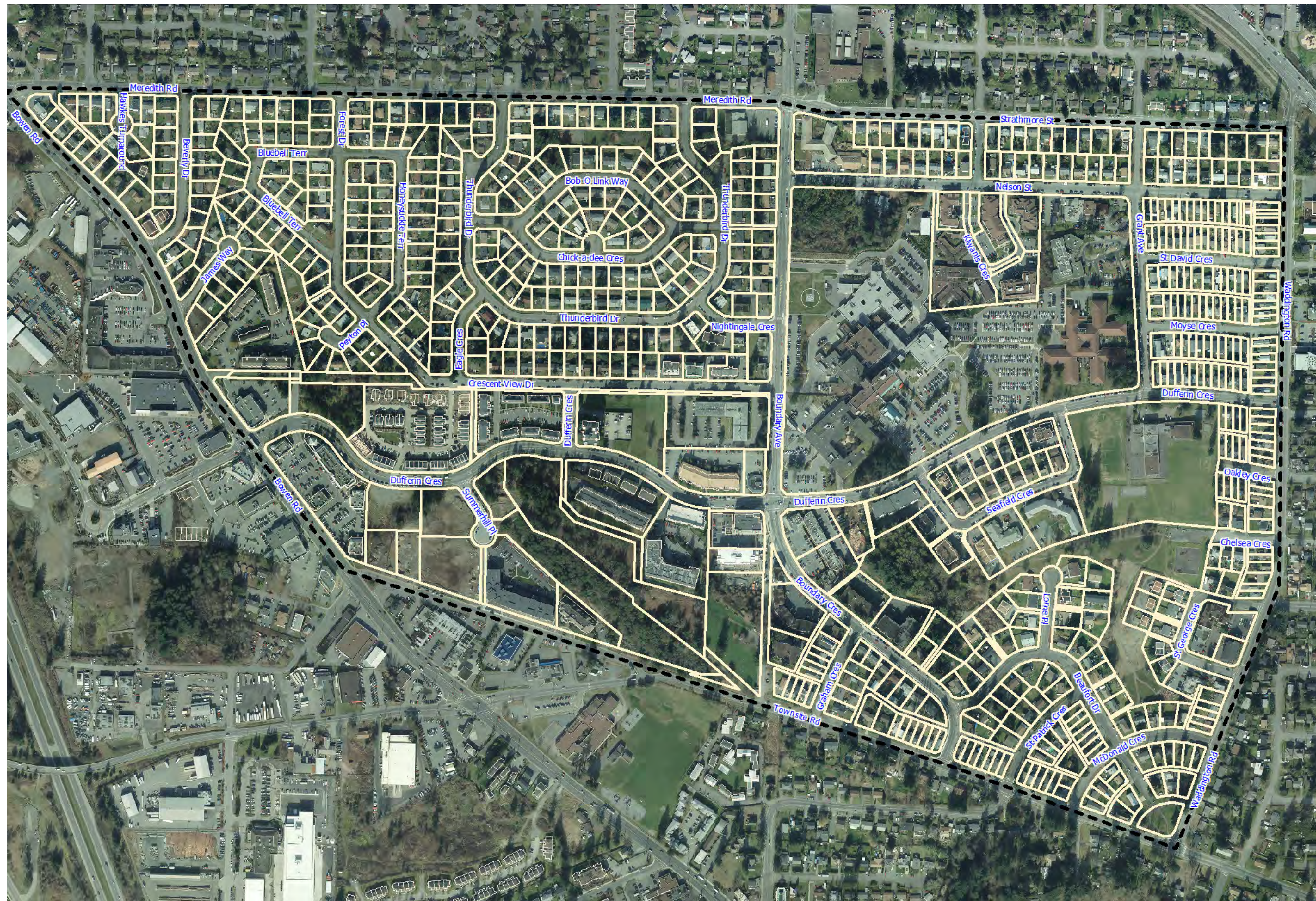


Area Plan Process

The Hospital Area Plan consists of five phases. These phases are intended to address various aspects of the planning process. We are currently in Phase Four.



Plan Area



OCP Land Use Designations



Land Use Designations

Urban Node

The commercial, service, and high density focal points for Nanaimo.
Residential density of 50-15W0+ units/ha
Height up to and including high-rise buildings

Corridor

Multi-unit residential development, public amenities and commercial services in mixed use developments.
Residential density of 50-150 units/ha
Height 2-6 storeys

Neighbourhood

Mix of housing types including single family homes and ground-oriented multiple family units.
Residential density of 10-50 units/ha
Height 2-4 storeys

Parks & Open Space

Including a range of park sizes, applies to lands that serve as parks, plazas, open spaces and recreation areas.

Area Plan Table of Contents

Draft Table of Contents

A INTRODUCTION

- 1 Policy Context
- 2 Purpose and Plan Elements
- 3 Plan Context
- 4 Neighbourhood History

B PLAN PROCESS

C URBAN DESIGN FRAMEWORK

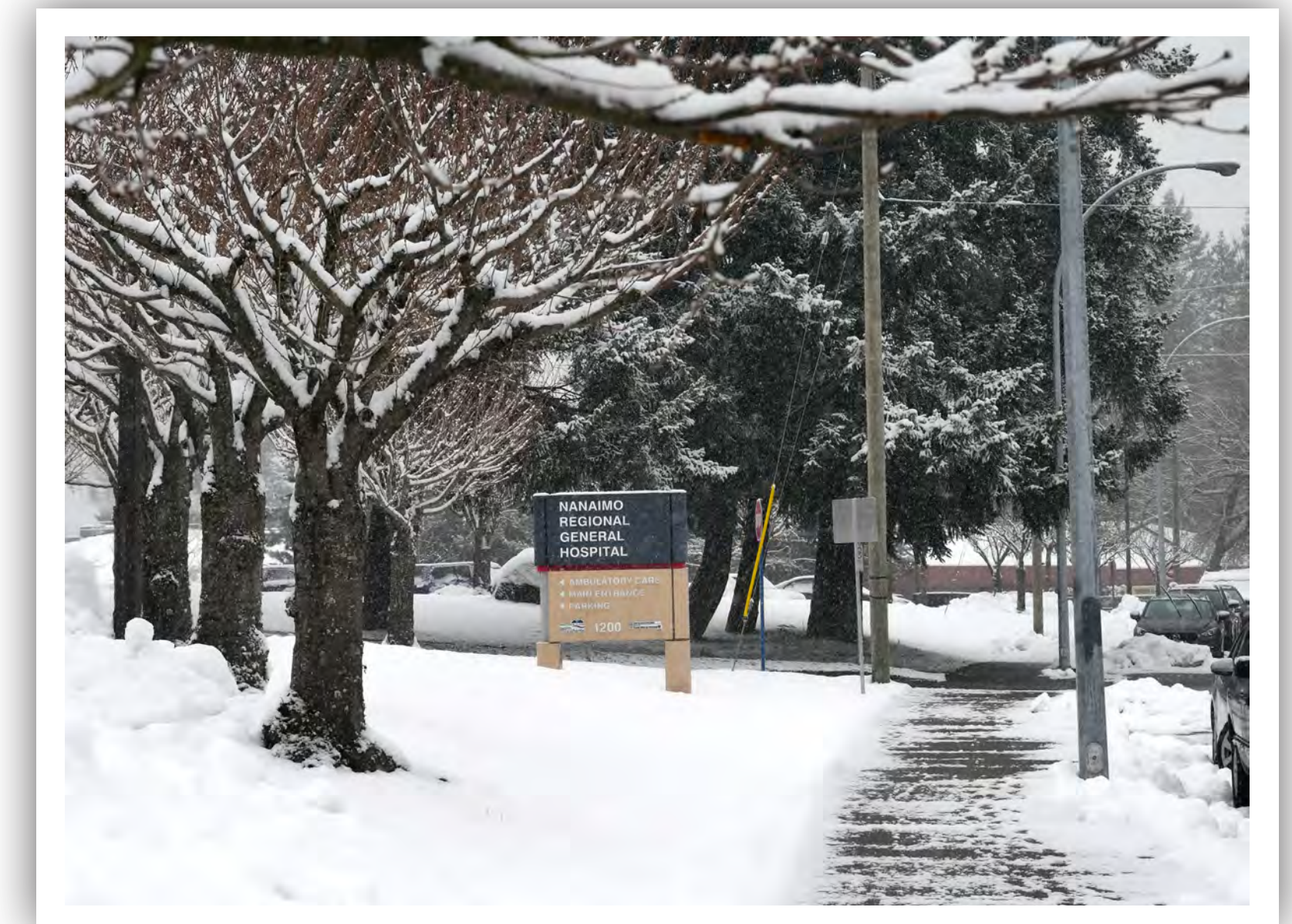
- 1 Introduction
- 2 Urban Design Principles
- 3 Street Character and Public Realm
- 4 Pedestrian Connections and Open Space
- 5 Transportation, Transit, and Cycling Networks

D PLAN POLICIES

- 1 Introduction
- 2 Land Use Principles
- 3 Land Use and Development
- 4 Transportation and Infrastructure
- 5 Open Space and Connectivity
- 6 Parking Management
- 7 Partnerships and Communication

E IMPLEMENTATION STRATEGY

F GLOSSARY / HISTORIC PROPERTIES / APPENDIX



Area Plan Guiding Principles: Land Use Planning

Land Use and Development

1. Support mixed-use developments in the urban node with ground floor commercial uses and office and residential uses above.
2. Encourage new commercial and medical services to complete and complement those offered for residents and employees in, and daytime visitors to the hospital area.
3. Promote development with amenities to enhance the character of the hospital area.
4. Incorporate health and wellness as an area-wide identity of the hospital area.

Transportation and Infrastructure

5. Improve hospital area transportation and servicing infrastructure.
6. Enhance transit service in the hospital area, especially for NRGH employees.
7. Improve local cycling and pedestrian infrastructure and improve connections to the broader active transportation networks.

Open Space and Connectivity

8. Provide connected, interesting, safe, inviting and green open space within in the hospital area for residents and daytime users of the hospital area.
9. Ensure that the hospital area is a safe community for residents, employees, and visitors at all hours of the day.

Partnerships and Communication

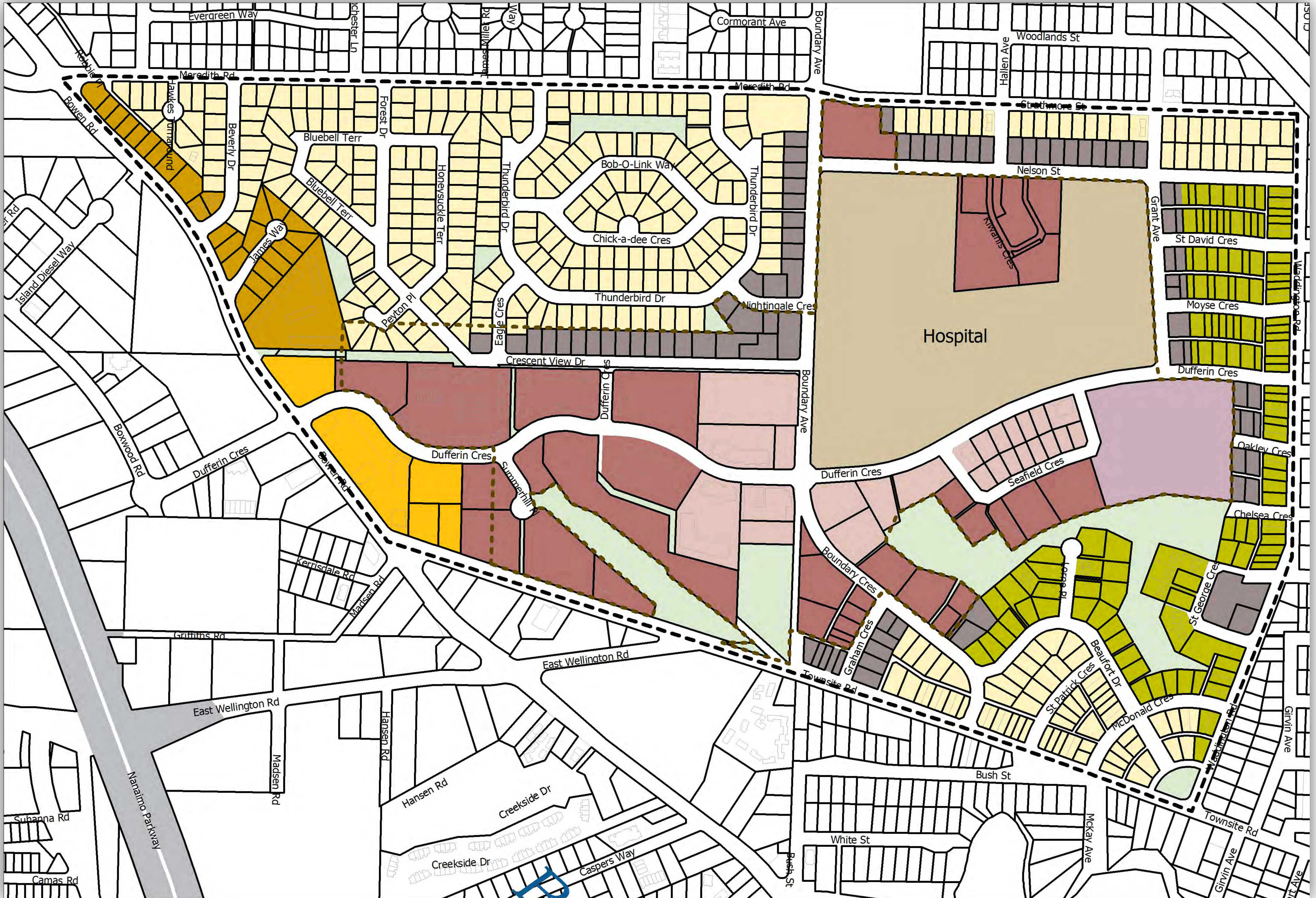
10. Promote communication between the City, stakeholder agencies, and neighbourhood representatives on development projects and public realm enhancements in the hospital area.



Land Use Plan

LEGEND

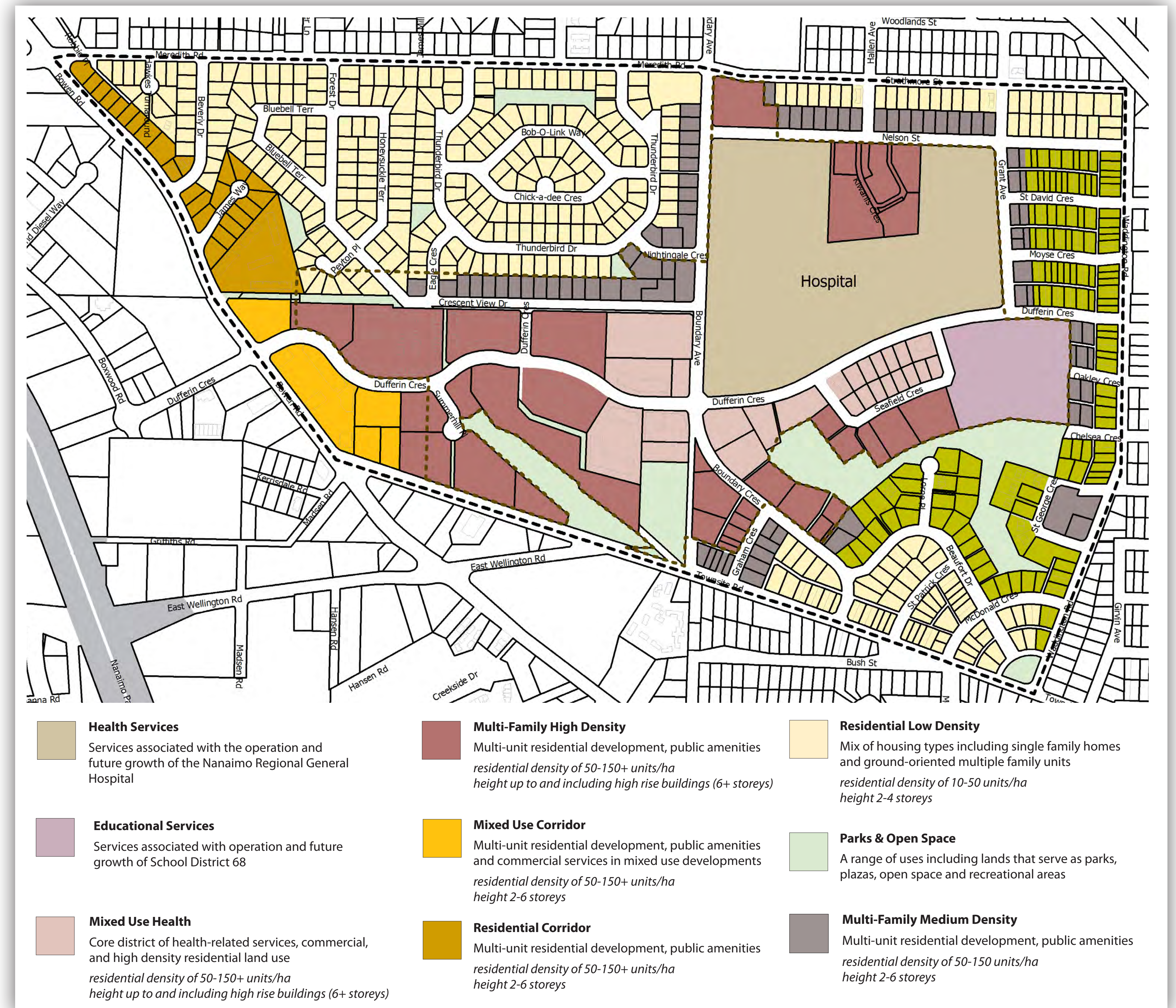
- Health Services**
 Services associated with the operation and future growth of the Nanaimo Regional General Hospital
- Educational Services**
 Services associated with operation and future growth of School District 68
- Mixed Use Health**
 Core district of health-related services, commercial, and high density residential land use
*residential density of 50-150+ units/ha
 height up to and including high rise buildings (6+ storeys)*
- Multi-Family High Density**
 Multi-unit residential development, public amenities
*residential density of 50-150+ uWhits/ha
 height up to and including high rise buildings (6+ storeys)*
- Multi-Family Medium Density**
 Multi-unit residential development, public amenities
*residential density of 50-150 units/ha
 height 2-6 storeys*
- Multi Family Low Density**
 Mix of housing types including single family homes and ground oriented multiple family homes
*residential density of 10-50 units/ha
 height 2-4 storeys*
- Mixed Use Corridor**
 Multi-unit residential development, public amenities and commercial services in mixed use developments
*residential density of 50-150+ units/ha
 height 2-6 storeys*
- Residential Corridor**
 Multi-unit residential development, public amenities
*residential density of 50-150+ units/ha
 height 2-6 storeys*
- Residential Low Density**
 Mix of housing types including single family homes and ground-oriented multiple family units
*residential density of 10-50 units/ha
 height 2-4 storeys*
- Parks & Open Space**
 A range of uses including lands that serve as parks, plazas, open space and recreational areas



Land Use Policies

Multi-Family Low Density

- 1 Designate lands south of Beaufort Park and east of the Health Services designation as areas of ground-oriented multi-family residential development.
- 2 Encourage multi-family low density building forms through specific zoning-based regulations regarding building height, floor-area ratios, lot coverage, building setbacks, and other development characteristics.
- 3 Permit low (10 to 50 units / ha) residential densities in buildings two to four storeys. Support ground oriented multi-family housing forms that complement the scale and character of homes within the Multi-Family Low Density designation and the adjacent Residential Low Density designation.



Transportation & Infrastructure Policies

Pedestrian Network Enhancements

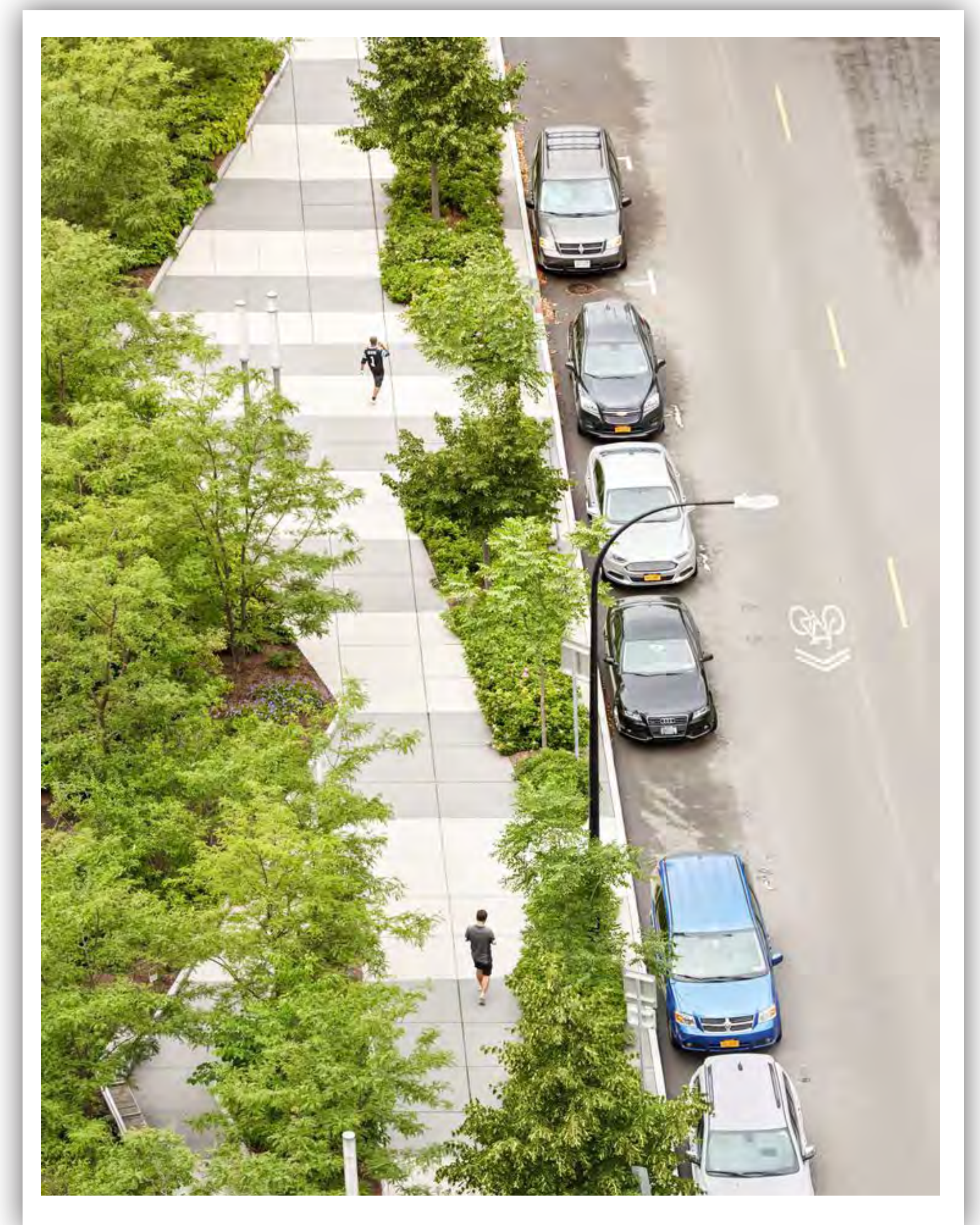
- 1 Inventory the condition of existing sidewalks within the plan area to identify gaps in the sidewalk network. Based on the inventory, develop a priority-based list of pedestrian infrastructure upgrades, including upgraded and new sidewalks, crosswalks, trails, and accessibility improvements.
- 2 Evaluate the demand for pedestrian crosswalks at intersections in the Plan Area, especially near the Nanaimo Regional General Hospital and along Dufferin Crescent. Based on the evaluation results, develop a priority-based list of crosswalk upgrades.
- 3 Improve pedestrian safety at controlled intersections throughout the Plan Area. Improvements may include infrastructure upgrades, re-patterning vehicle traffic, or altering the timing and control of vehicle and pedestrian traffic.



Open Space & Connectivity Policies

Wellness Walk

- 1 Designate the perimeter of the Nanaimo Regional General Hospital as a Wellness Walk to promote health and encourage exercise for people of all ages and abilities. Strengthen the connection between the Nanaimo Regional General Hospital and the surrounding community by developing the Wellness Walk to serve as a neighbourhood amenity.
- 2 Encourage Island Health to incorporate into the Wellness Walk pedestrian walkways across the Nanaimo Regional General Hospital site to link Strathmore Street with Dufferin Crescent, and Boundary Avenue to Grant Avenue.



Parking Management

Parking Strategy

Companion document to the Hospital Area Plan

Common development process and schedule

Unique goals and independent implementation timelines

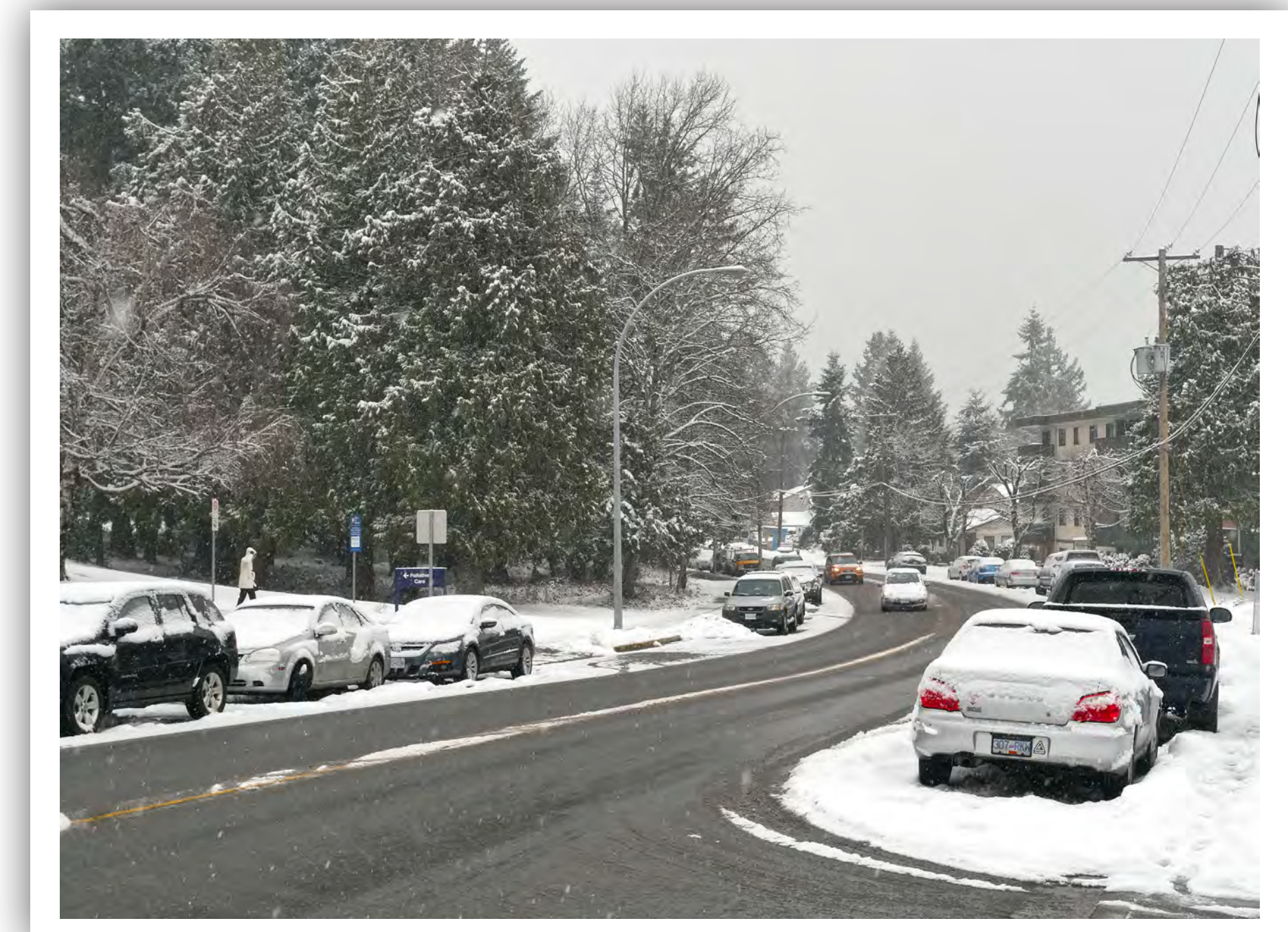
Hospital Area Plan provides policy context for the Parking Strategy



Parking Policies

Parking

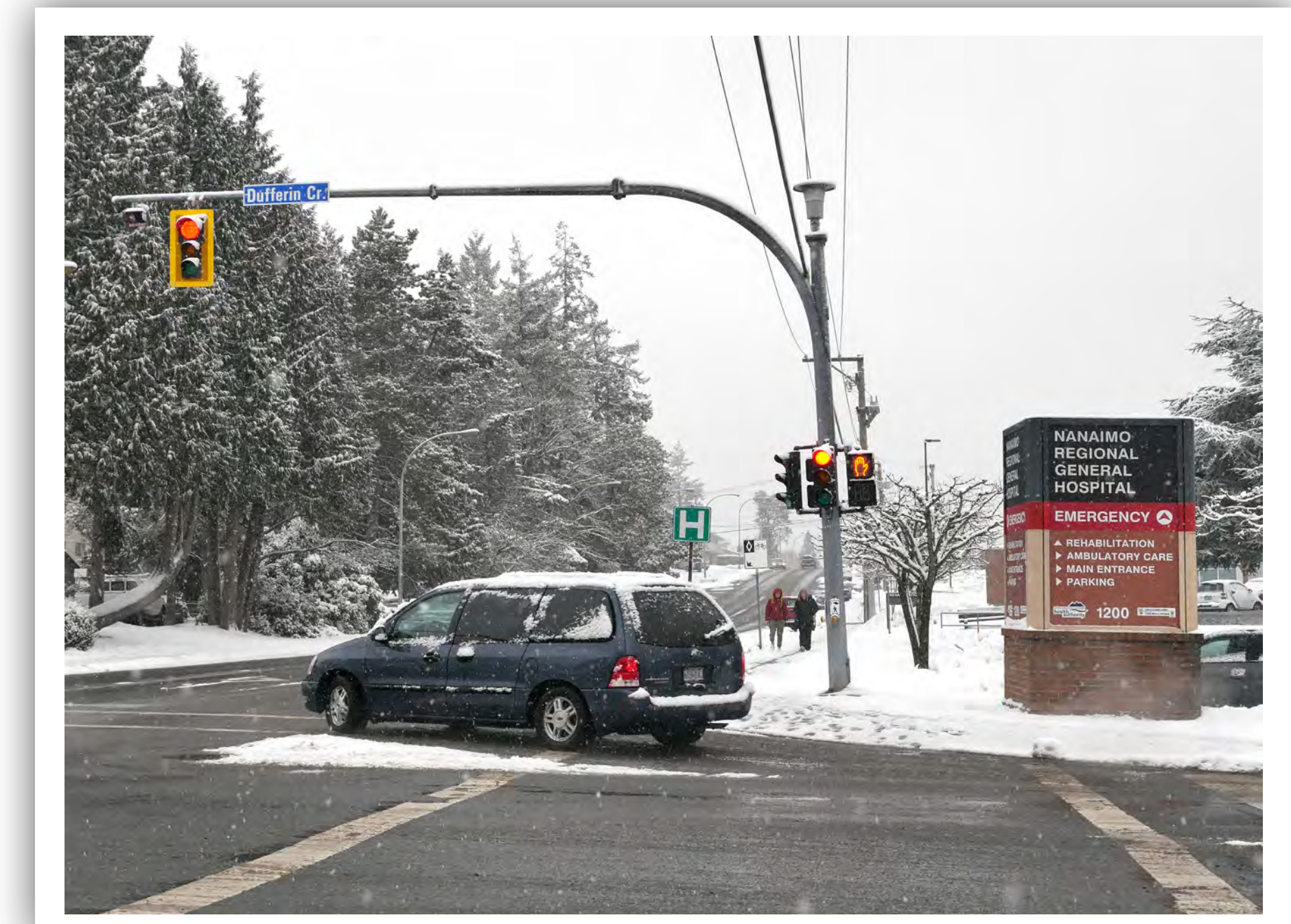
- 1 Implement, monitor, and update the Hospital Area Parking Strategy to manage on-street Hospital Area parking.
- 2 Collect and direct revenue generated from parking in the Hospital Area to fund the parking management and public realm upgrades, especially to promote active transportation in the Hospital Area. Public realm upgrades may include infrastructure, initiatives, and programs that support the safe and efficient movement of non-automobile travel, including pedestrian, cycling and transit network improvements. See Policy categories Transportation and Infrastructure, and Open Space and Connectivity for additional information.
- 3 Partner with Island Health and other Hospital Area stakeholders to implement and monitor the City of Nanaimo's Parking Strategy.
- 4 Partner with Island Health and other Hospital Area stakeholders to implement changes to the City of Nanaimo's Parking Bylaw.



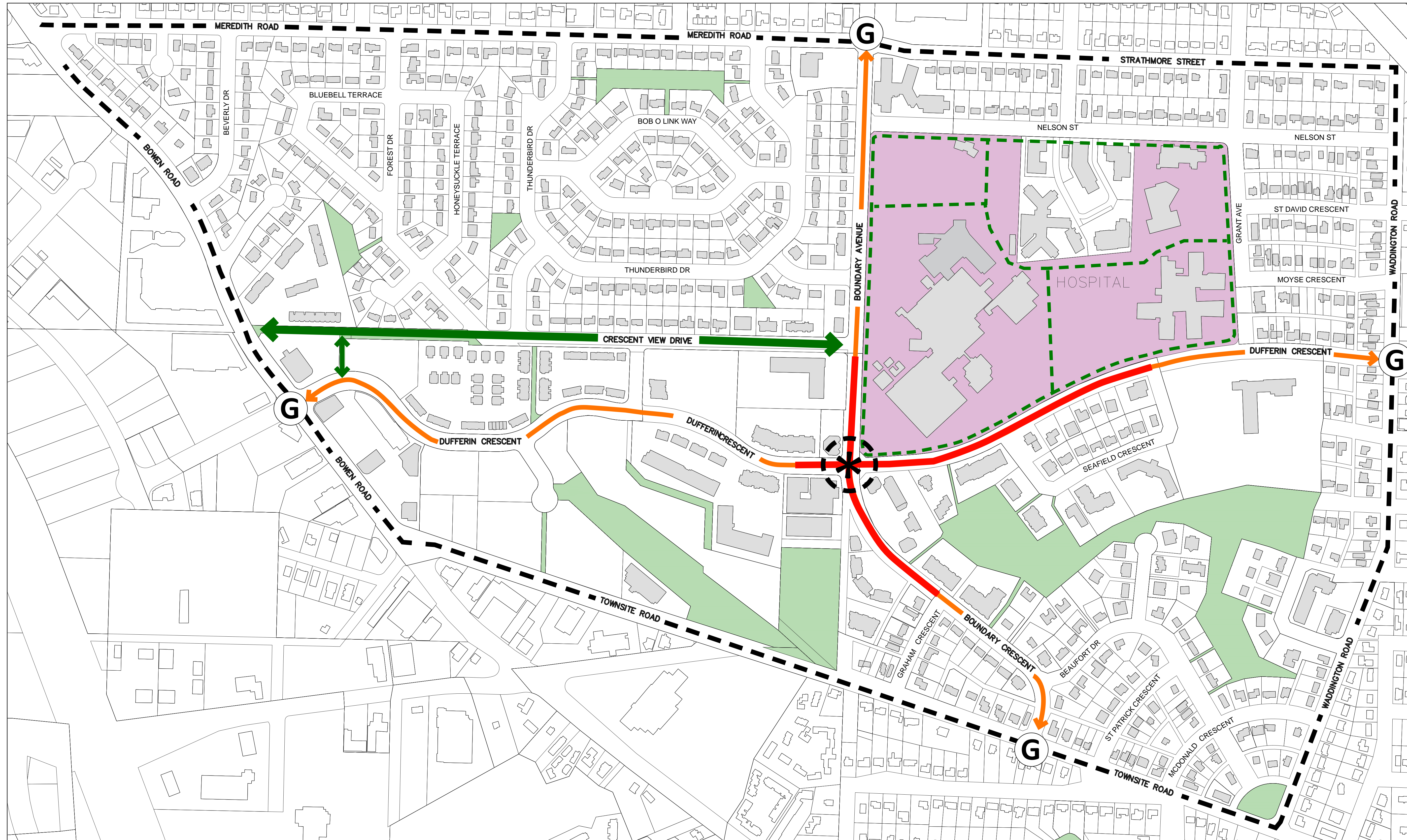
Urban Design Strategies

Core Intersection

- 1 Recognize the intersection of Dufferin Crescent and Boundary Avenue / Boundary Crescent as the Core Intersection. Provide urban design and streetscape enhancements to animate the Core Intersection by increasing pedestrian activity and public safety for all modes of transportation. Create vibrant street corners in the public spaces framed by building facades and attractive urban landscaping.
- 2 Improved elements of the public realm may include expanded walkways and sidewalk patios; street furniture; pedestrian-scale and decorative lighting and street banners; public art installations; street trees and landscaping; decorative pavement treatments; crosswalk safety enhancements; and protected cycling



Urban Design & Street Character



LEGEND

- Site Boundary
- Wellness Walk
- Major Roads
- Proposed High Street
- Proposed Greenway
- Hospital Area
- Parks & Green Spaces
- Cardinal Gateways
- Proposed Core Intersection



Scale 1:2500



Hospital Area Plan

Cardinal Gateways



Public art



Public art



Public art



Wayfinding



Landscaped plaza at corner



Neighborhood art on banner/posts



Neighborhood banners



Entry signage



Neighborhood wayfinding signage



Flags and banners



Signage



Entry street lighting

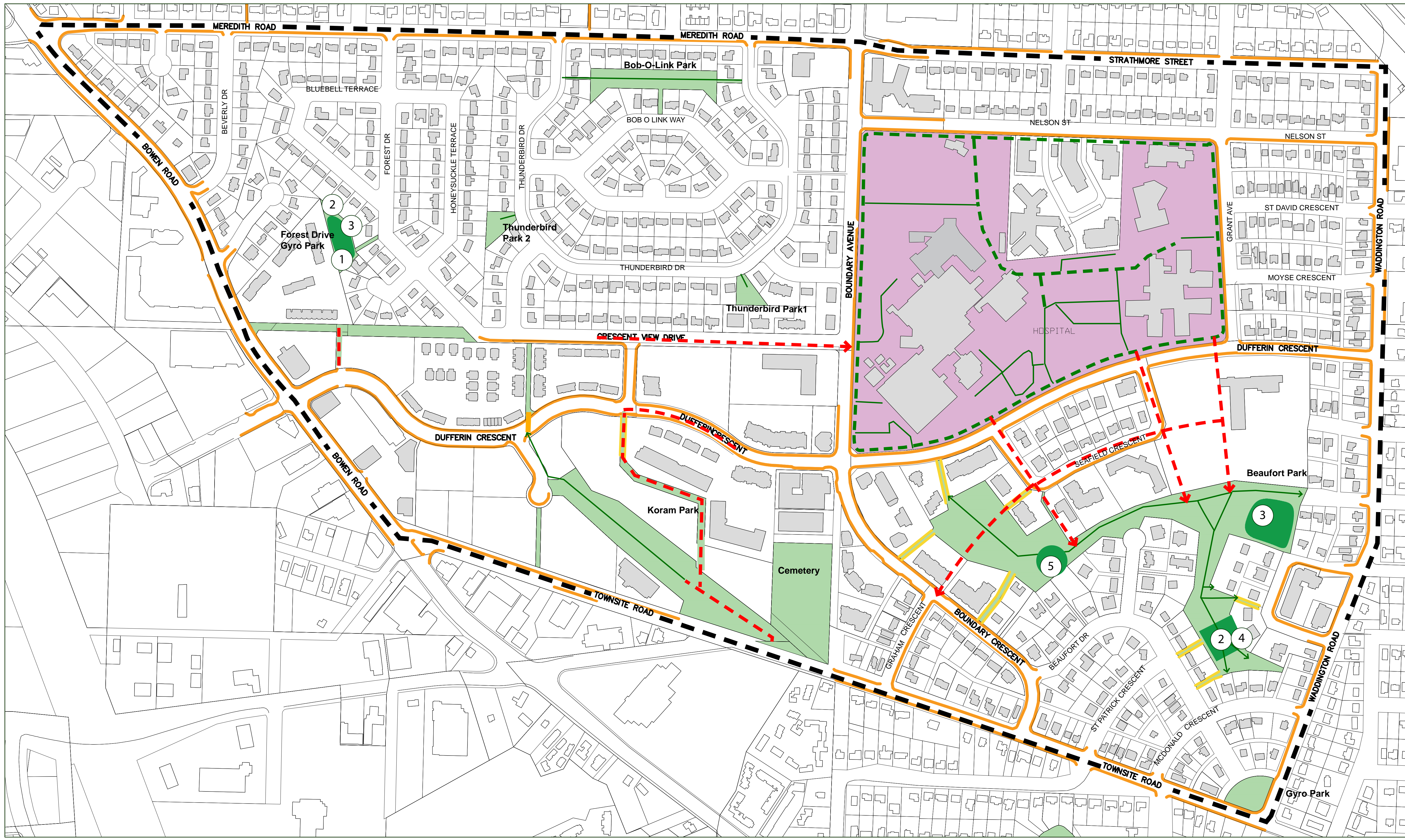


Pedestrian wayfinding

Open Space & Pedestrian Connectivity

LEGEND

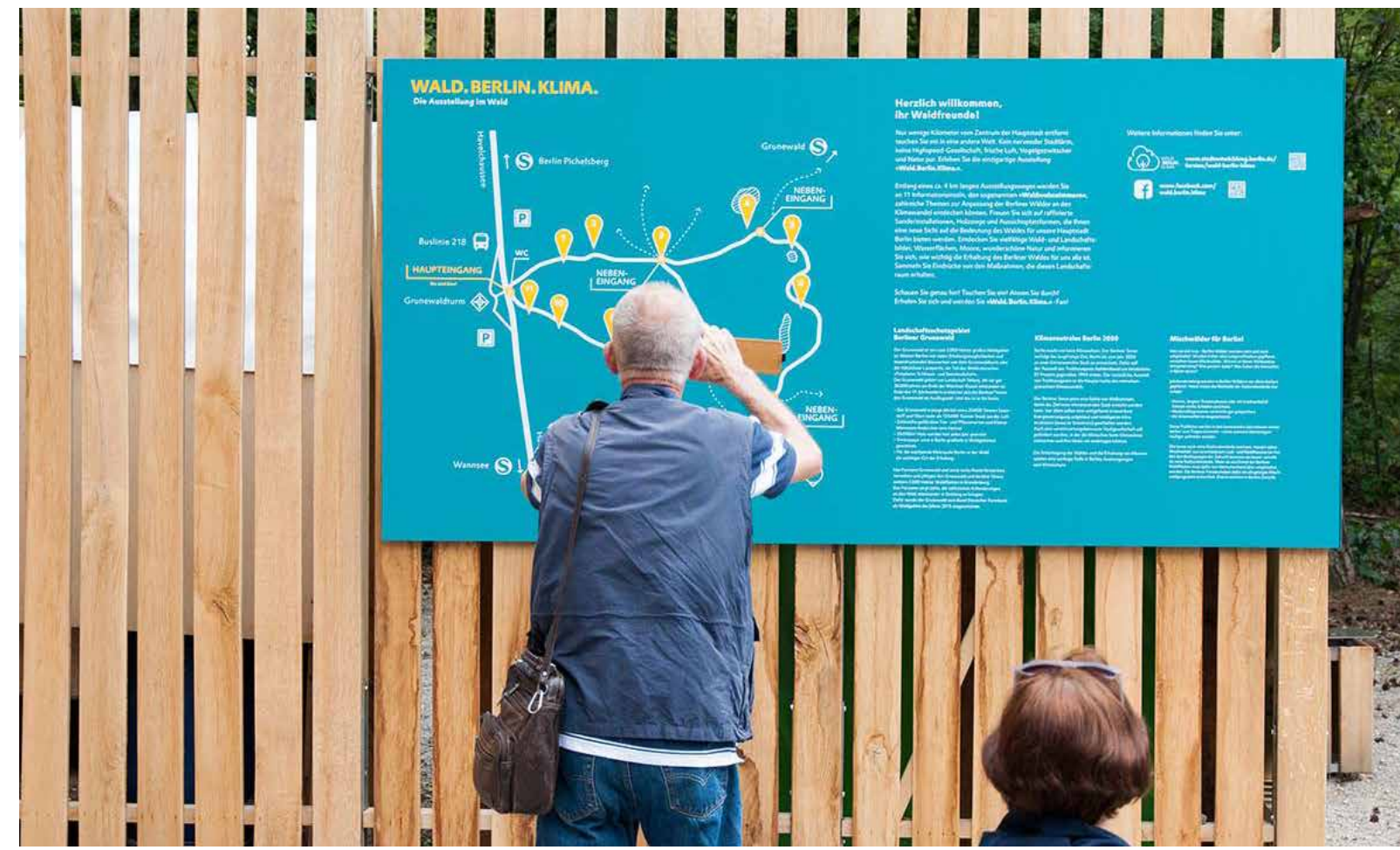
-  Site Boundary
-  Existing Pedestrian Paths
-  Wellness Walk
-  Sidewalks
-  Potential Connectivity
-  Right of Way Reclamation
-  Hospital Area
-  Parks & Green Spaces
-  Park Program Location and Size
-  Existing Playground
-  Existing Community Garden
-  Existing Sport Amenities
-  Existing Food Forest
-  Proposed Stormwater Infrastructure & Park Amenity Space



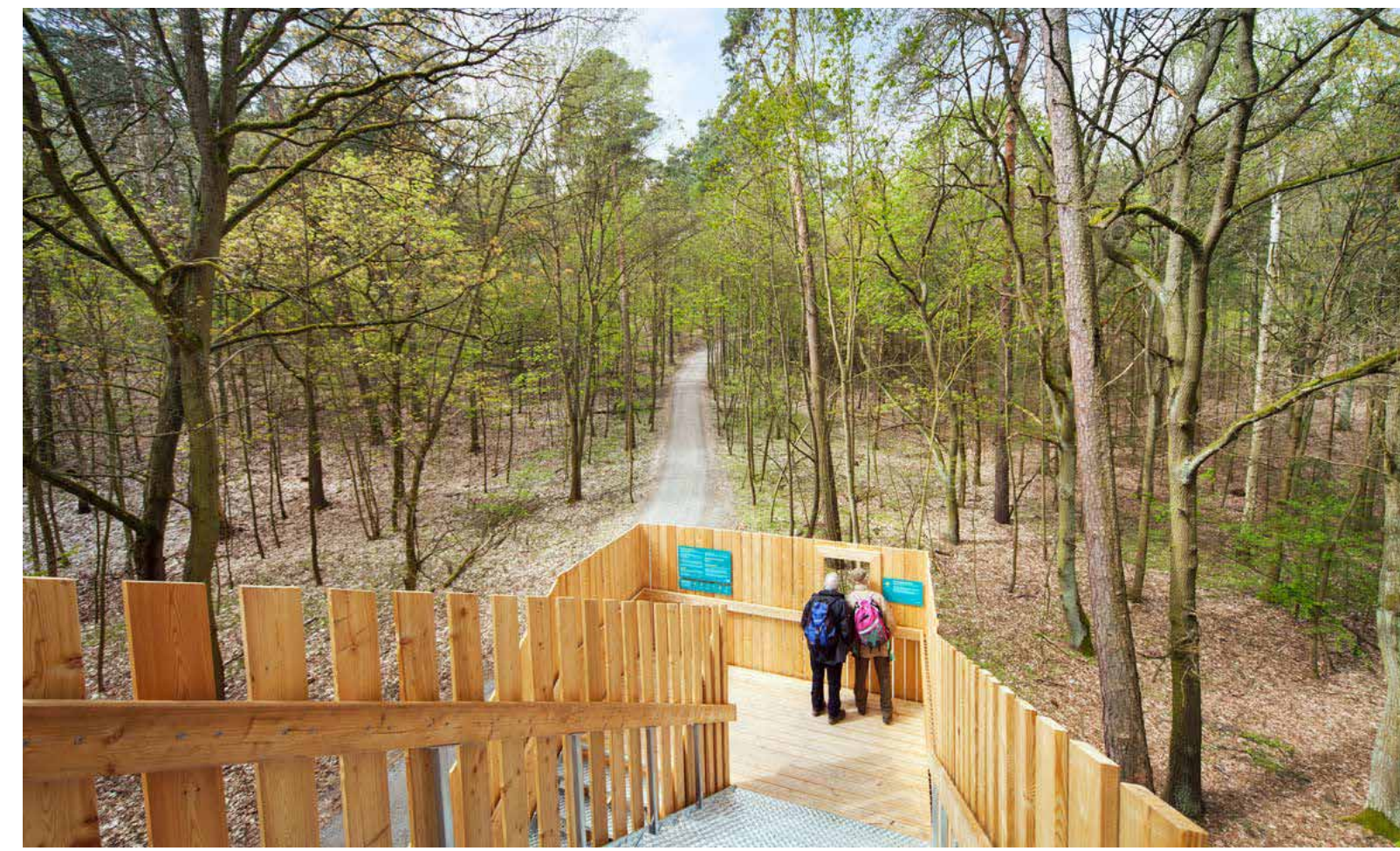
Scale 1:2500



Beaufort Park Improvements



Park infographics



Corridors and open tree canopy



Open access and corridors



Wayfinding and rest area



Observation point



Signage



Wayfinding



Sports court

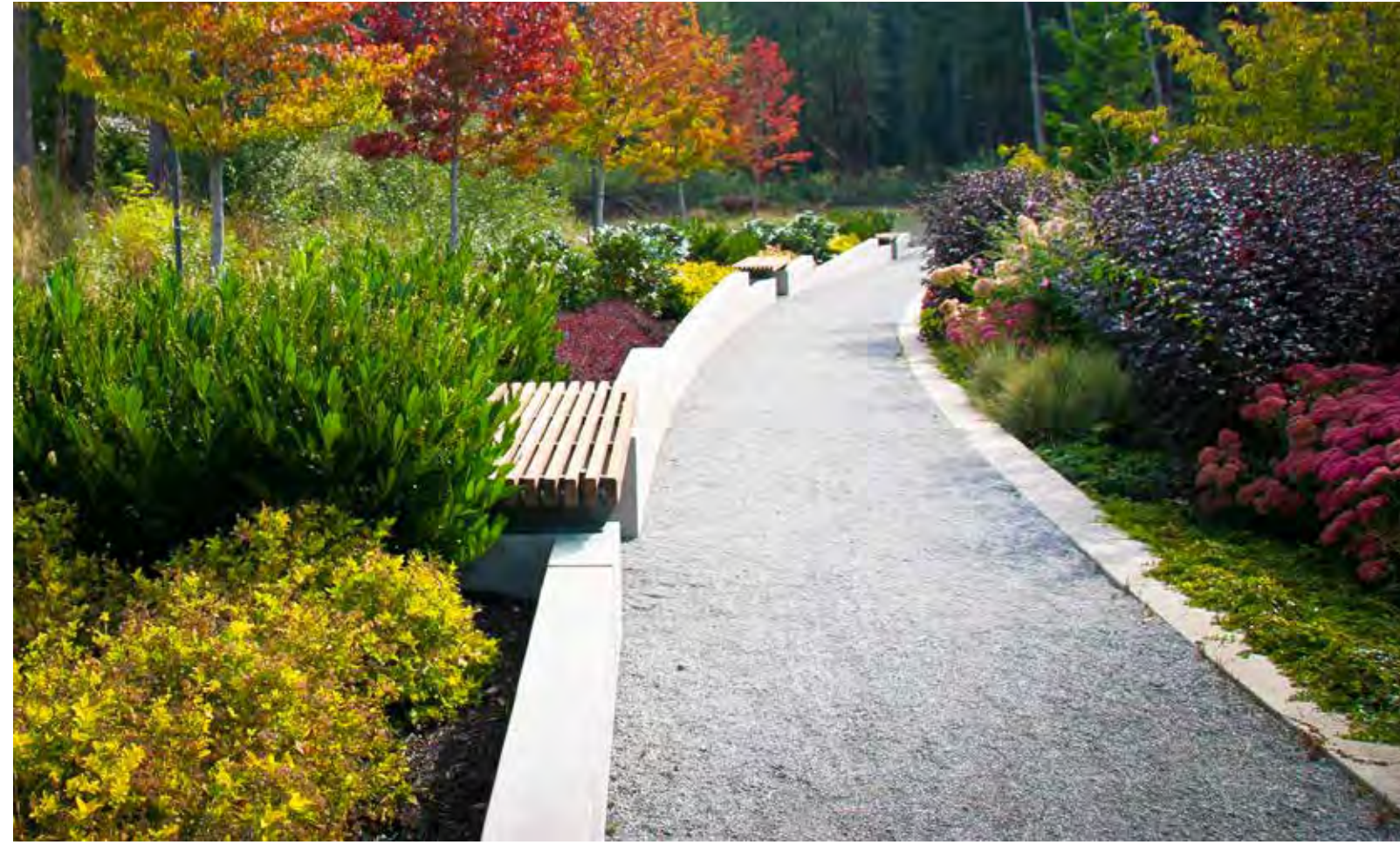


Playground

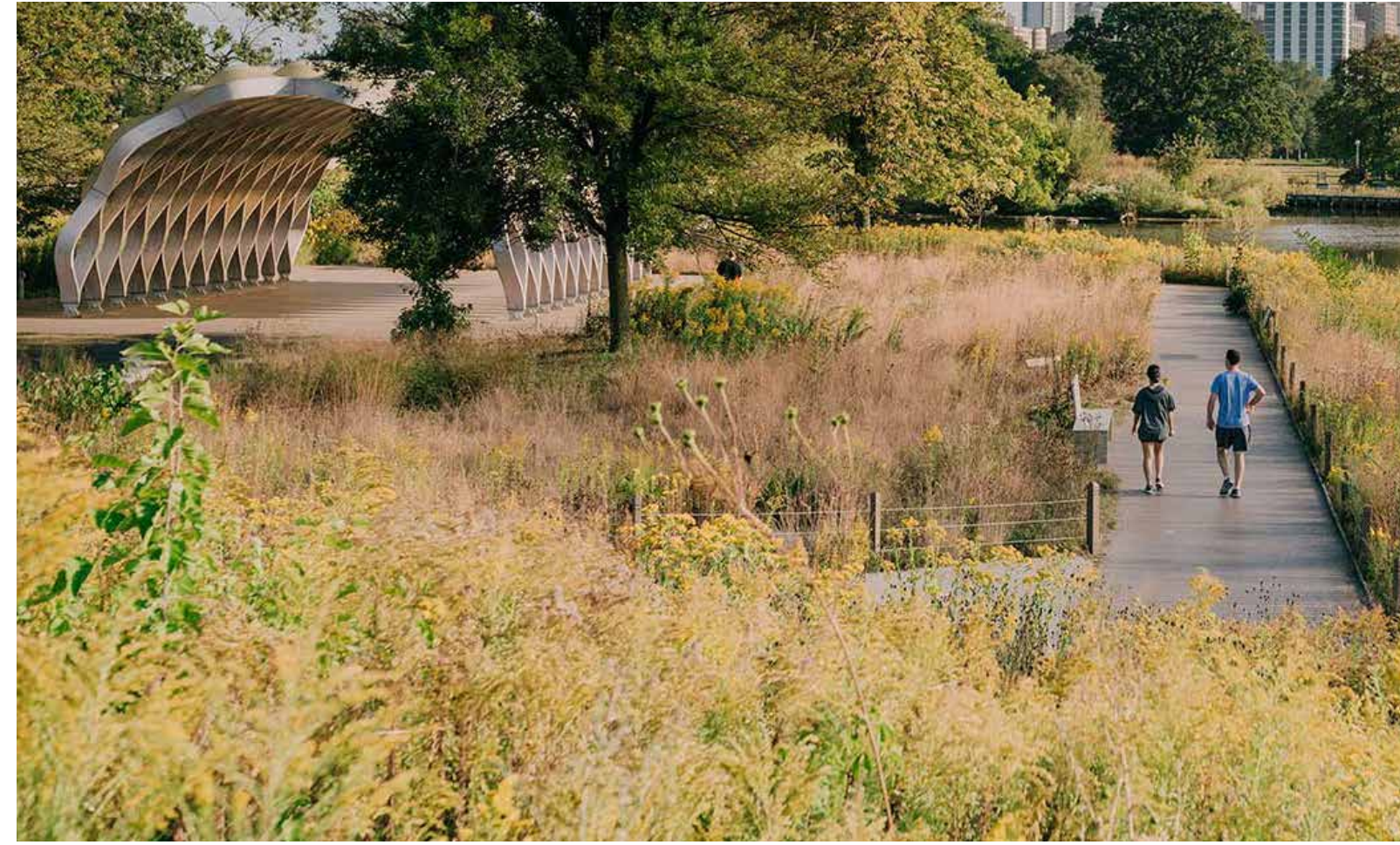


Trail wayfinding and signage

Hospital Wellness Walk



Landscaped path and outdoor seating



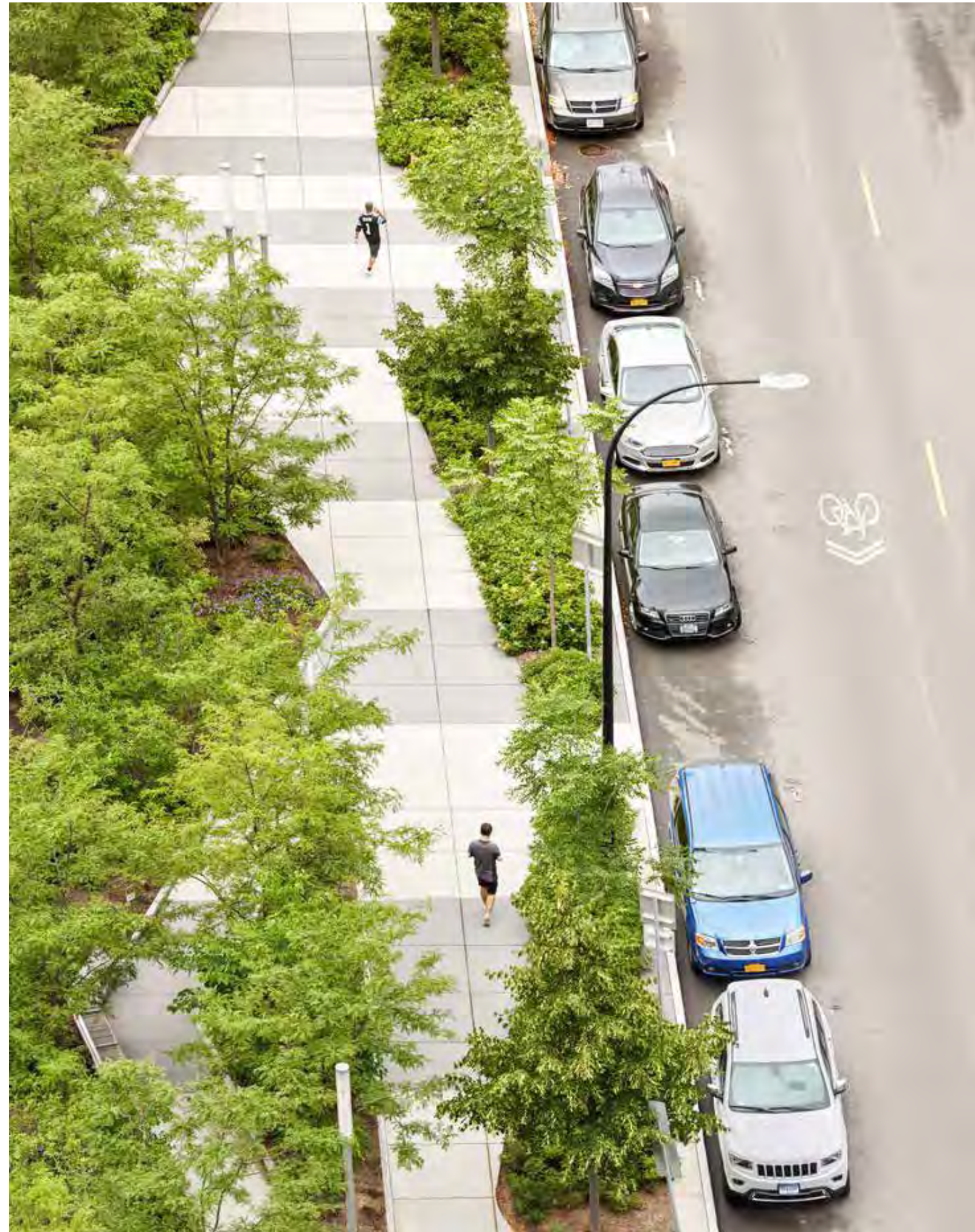
Landscaped path



Landscaped path



Seating node with shelter



Streetscape, paths and planting



Streetscape, seating and planting



Urban path with seating node



Landscaped path



Landscaped path



Distance markers/wayfinding

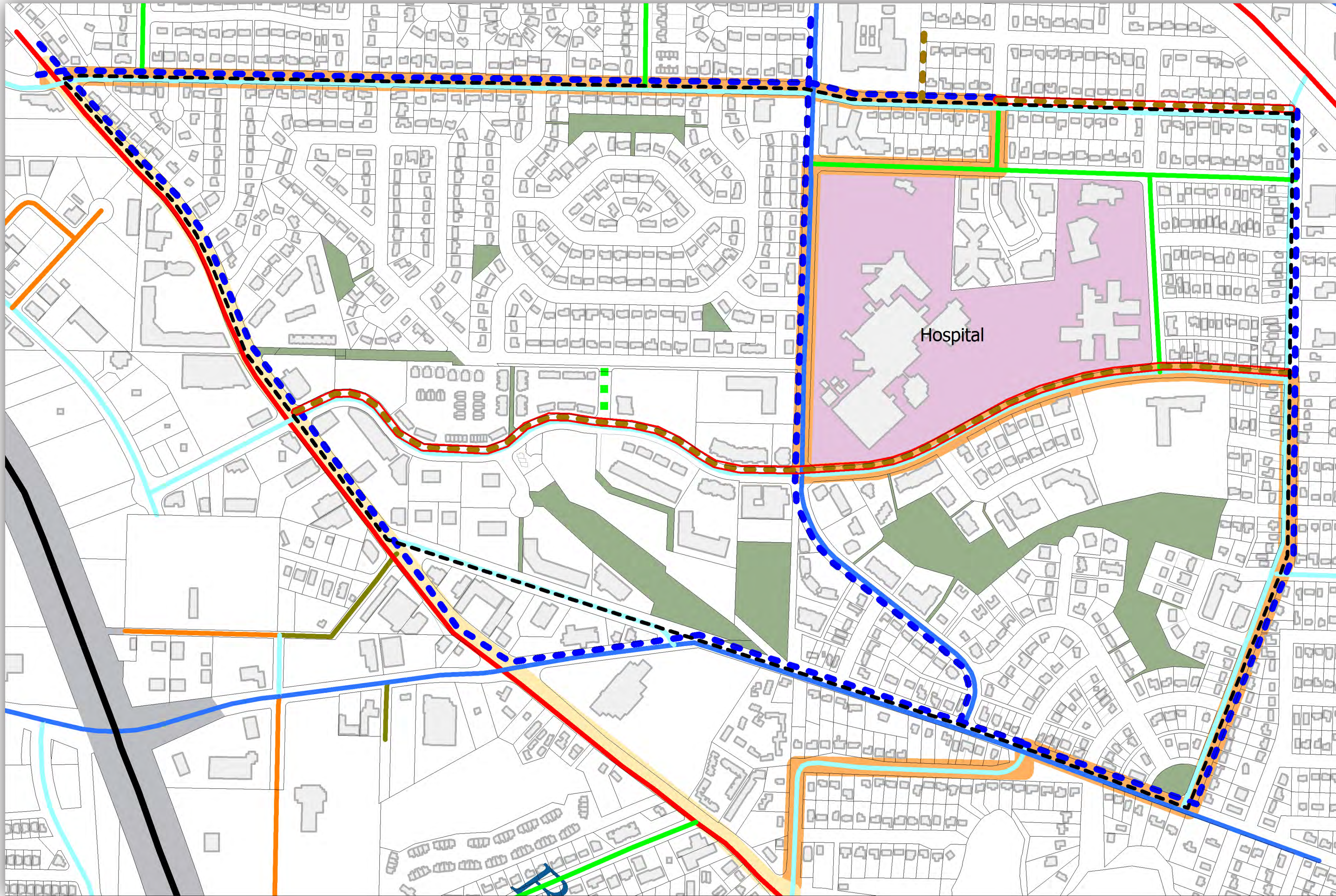


Lighting



Landscaped path

Mobility



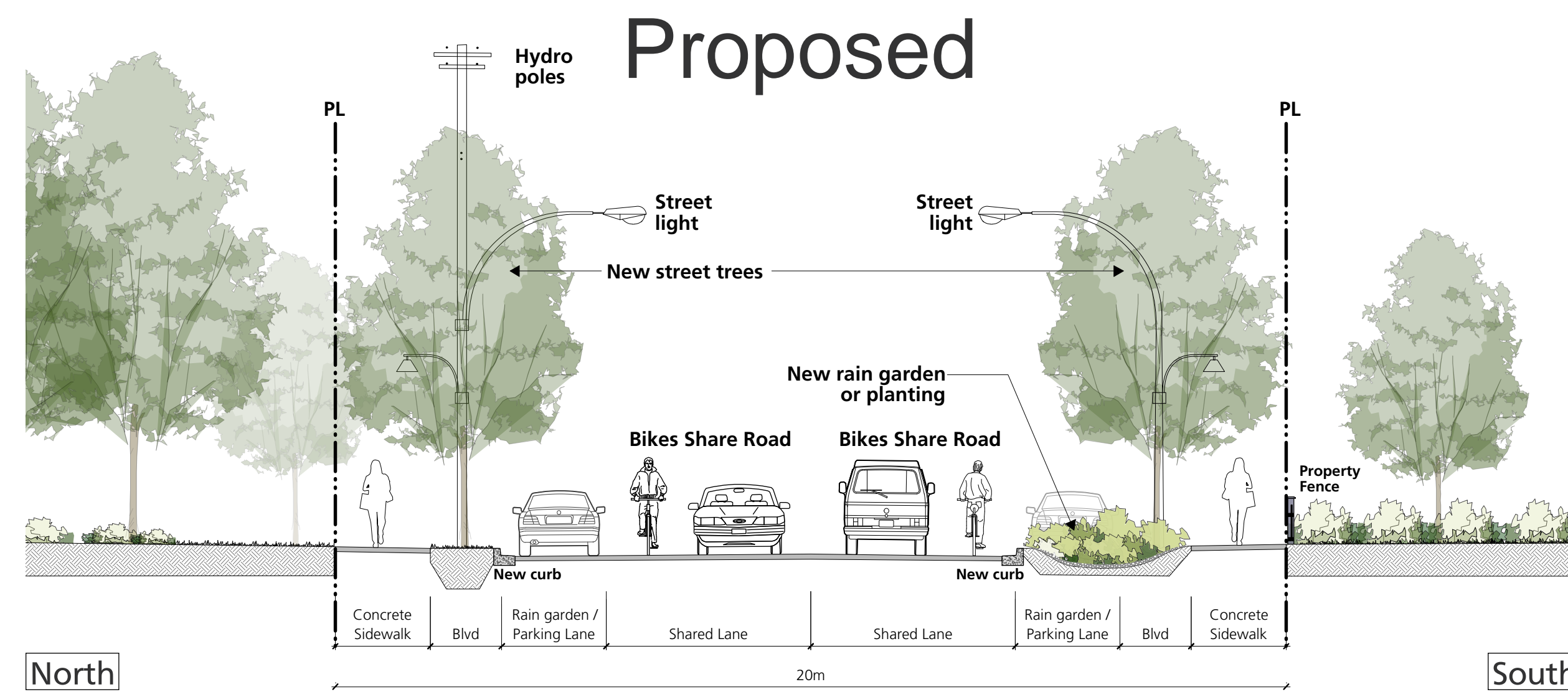
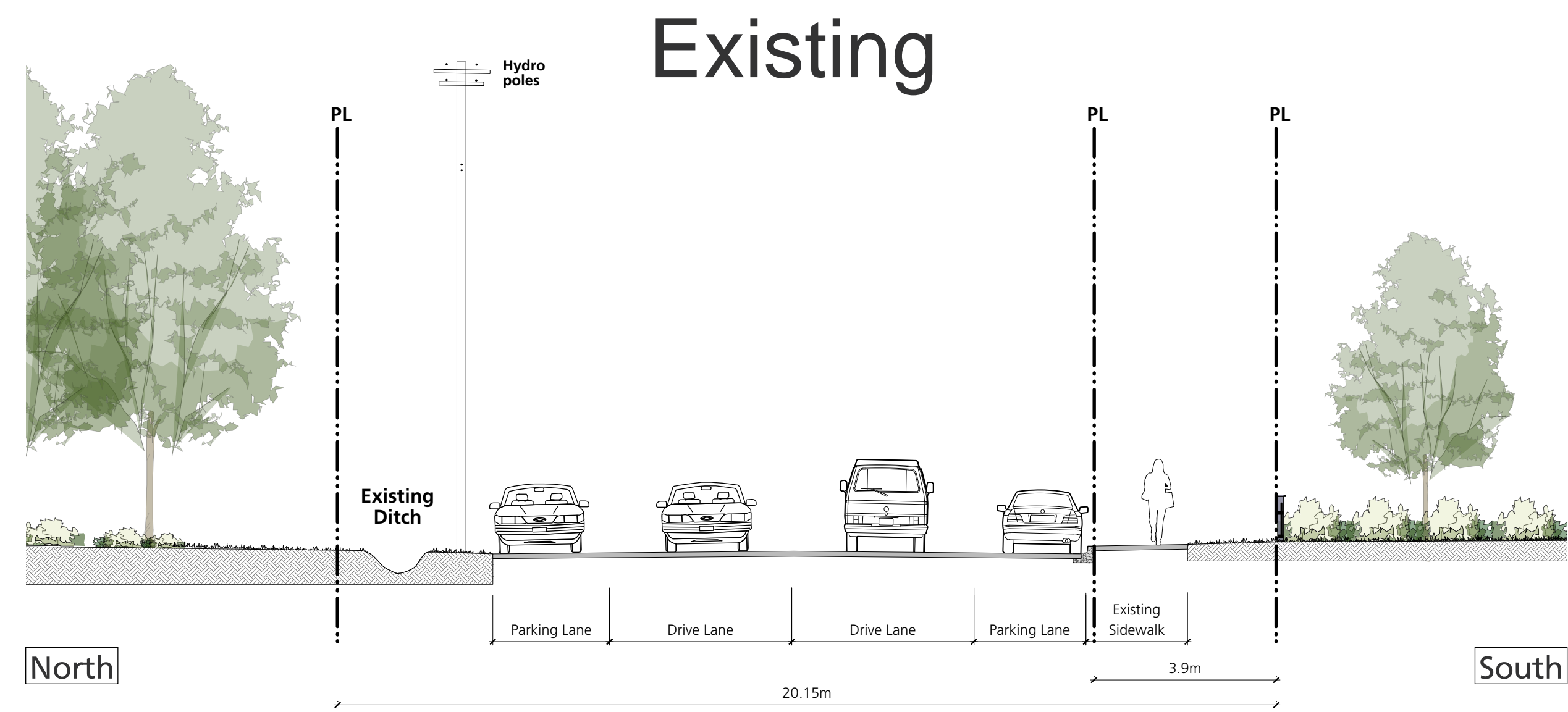
LEGEND

- Road Classifications Existing**
- Provincial Highway
 - Arterial
 - Major Collector
 - Minor Collector
 - Commercial
 - Industrial
 - Neighbourhood Collector
 - Local
- Road Classifications Proposed**
- Proposed Neighbourhood
- Transit**
- Transit Route 30
 - Transit Route 40
- Cycling Network Existing**
- Bicycle Lane
 - Shared Use Lanes
- Cycling Network Proposed**
- Bicycle Lane

Street Section Plan



A Crescent View Drive - Greenway



Precedent Images



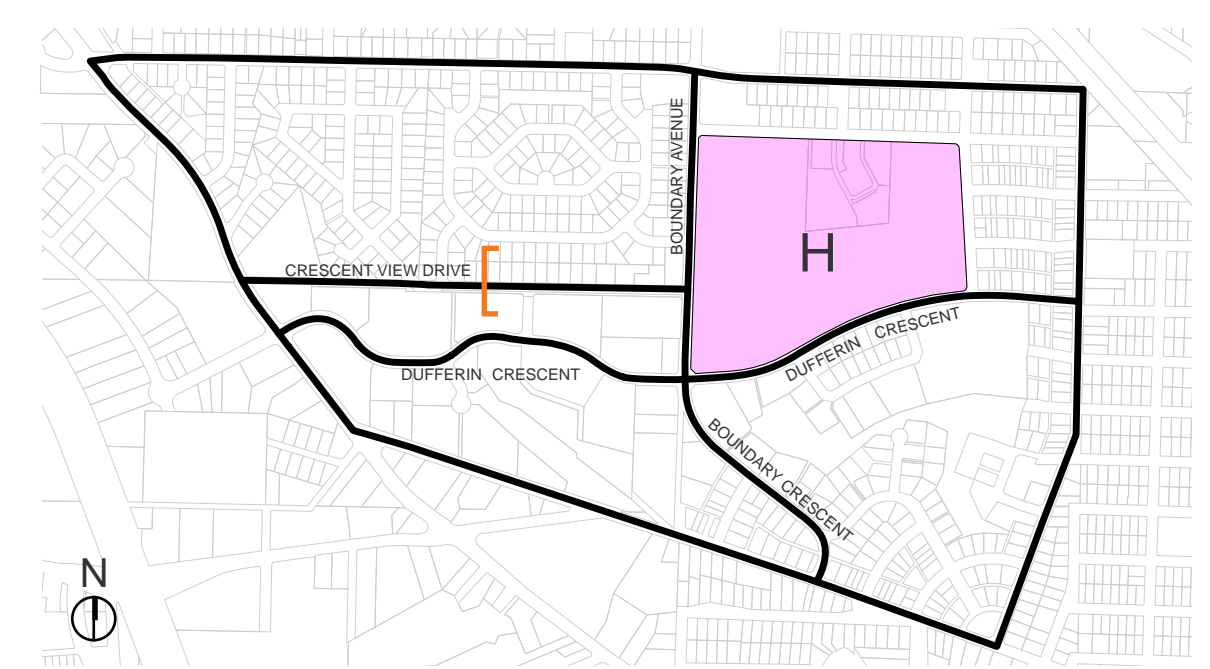
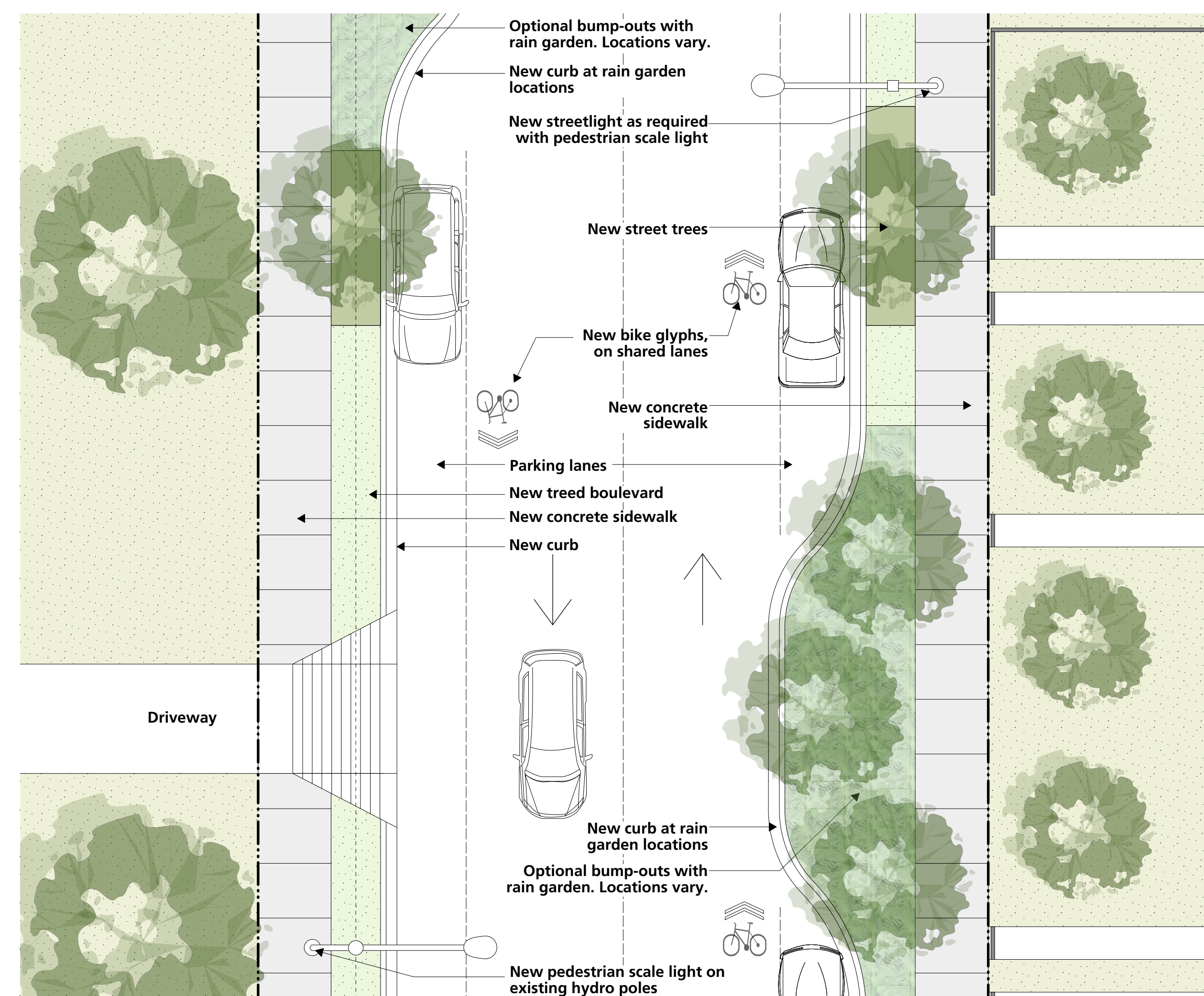
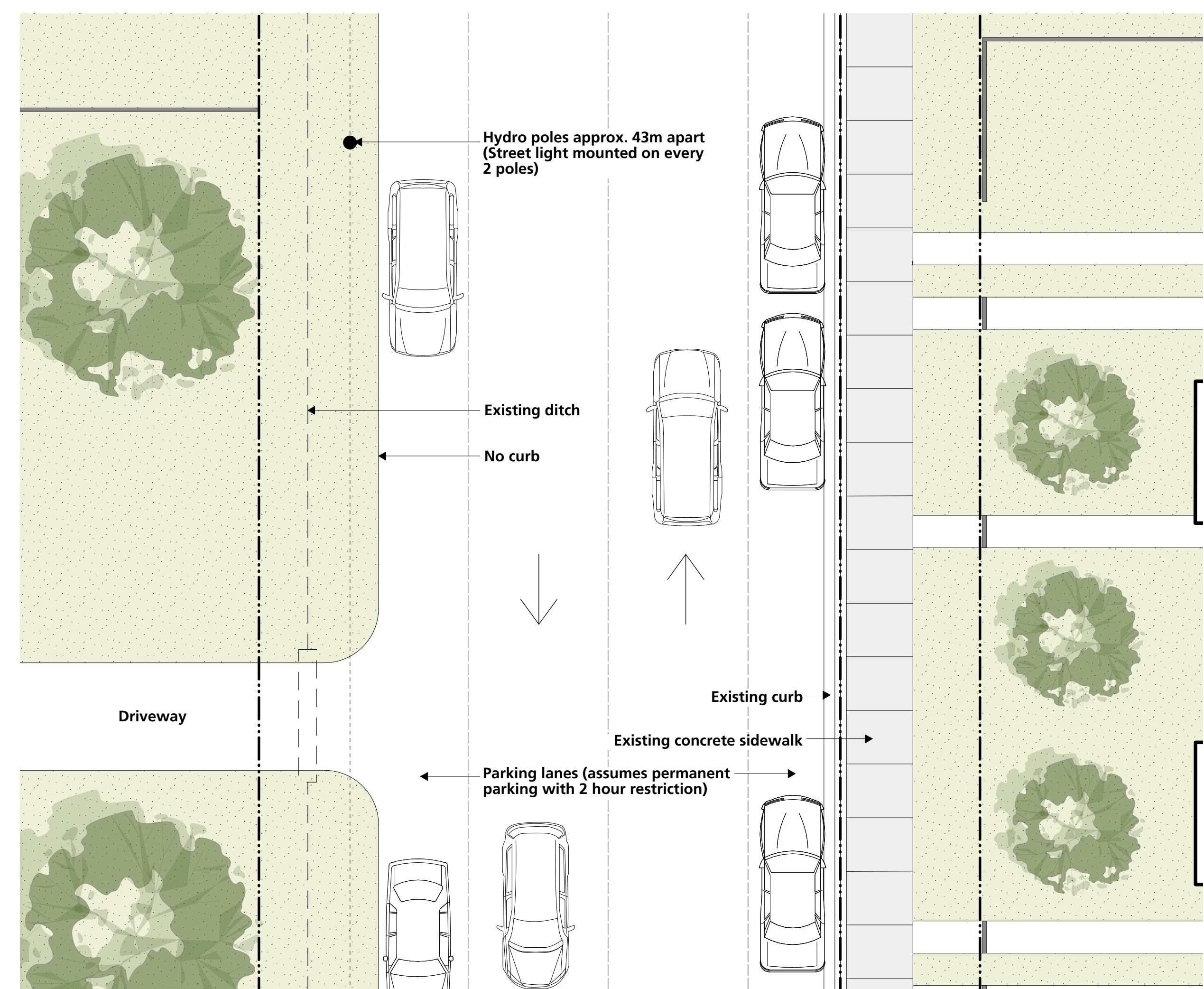
Sidewalk/Treed boulevard



Shared road



Street bump-out with rain garden

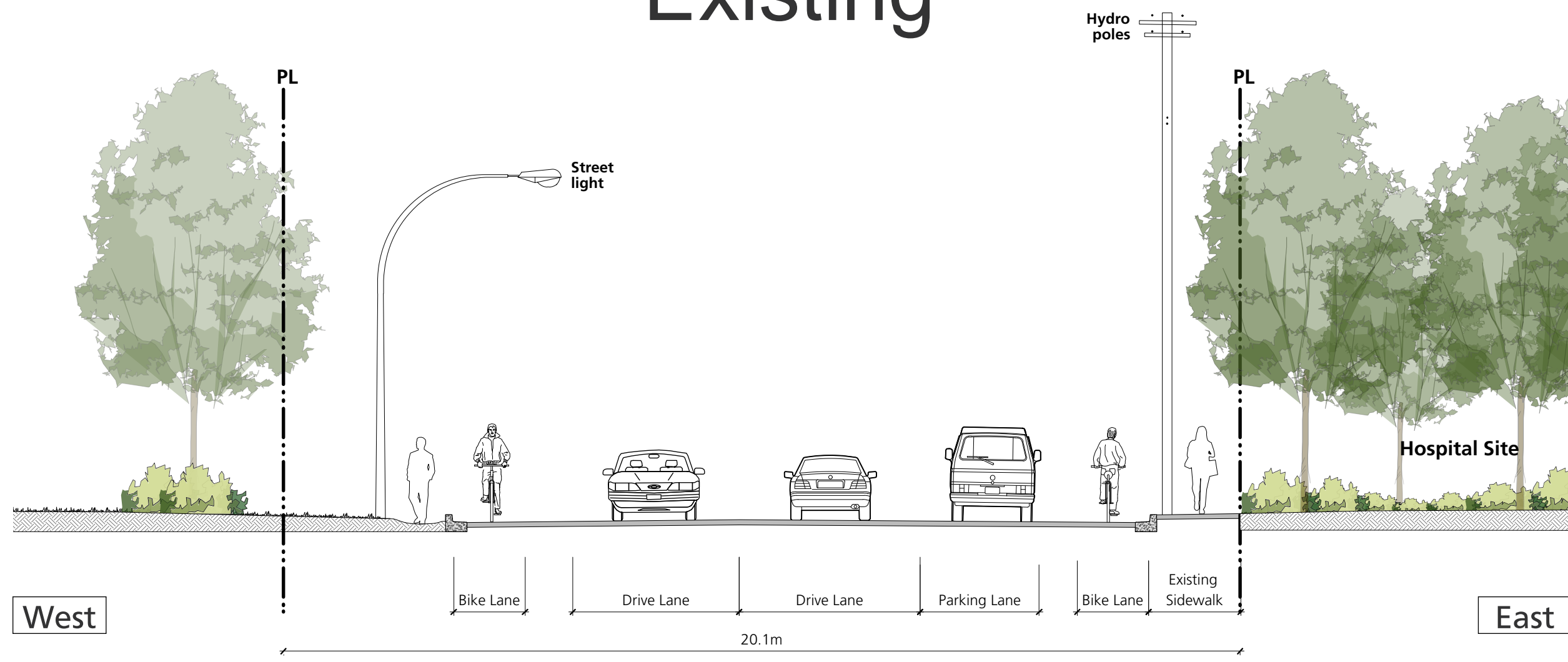


Street Section Key

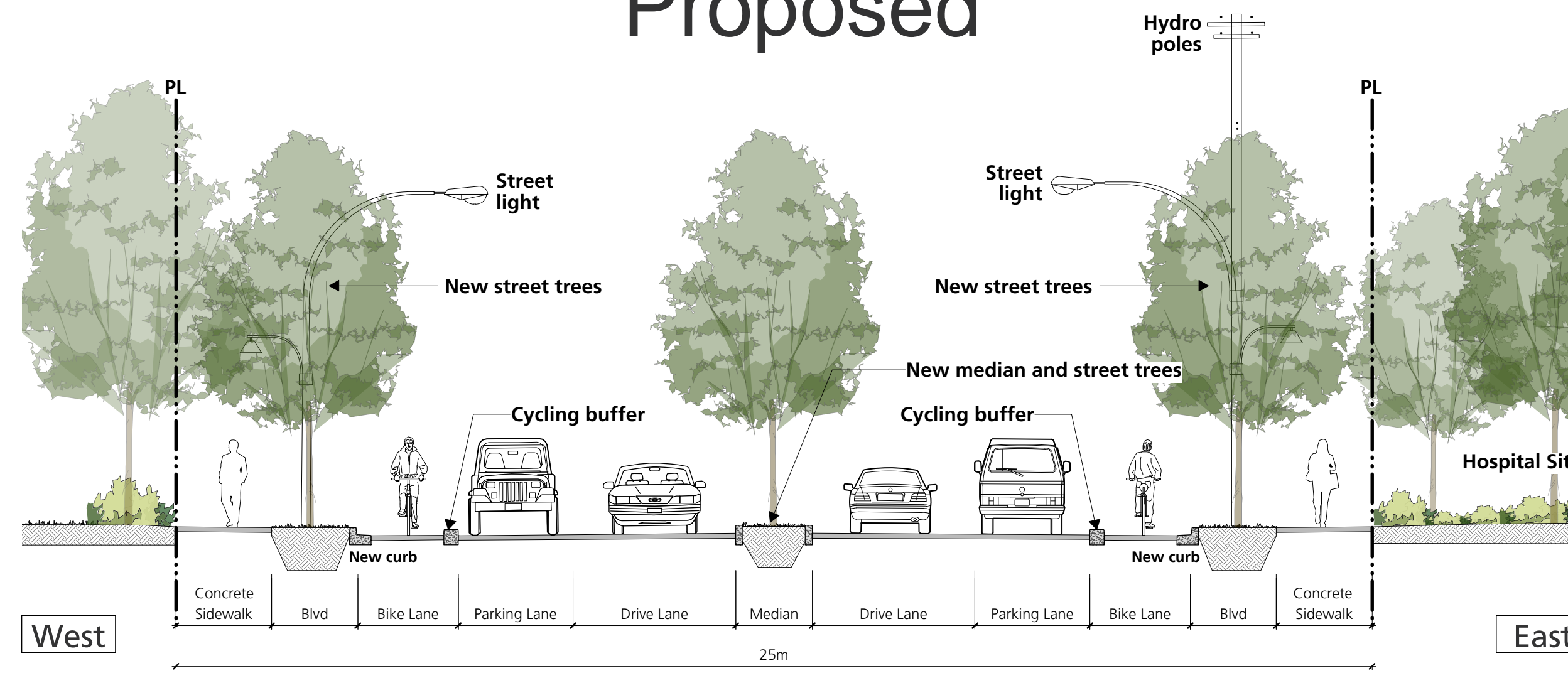
B

Boundary Avenue/Crescent

Existing



Proposed



Precedent Images



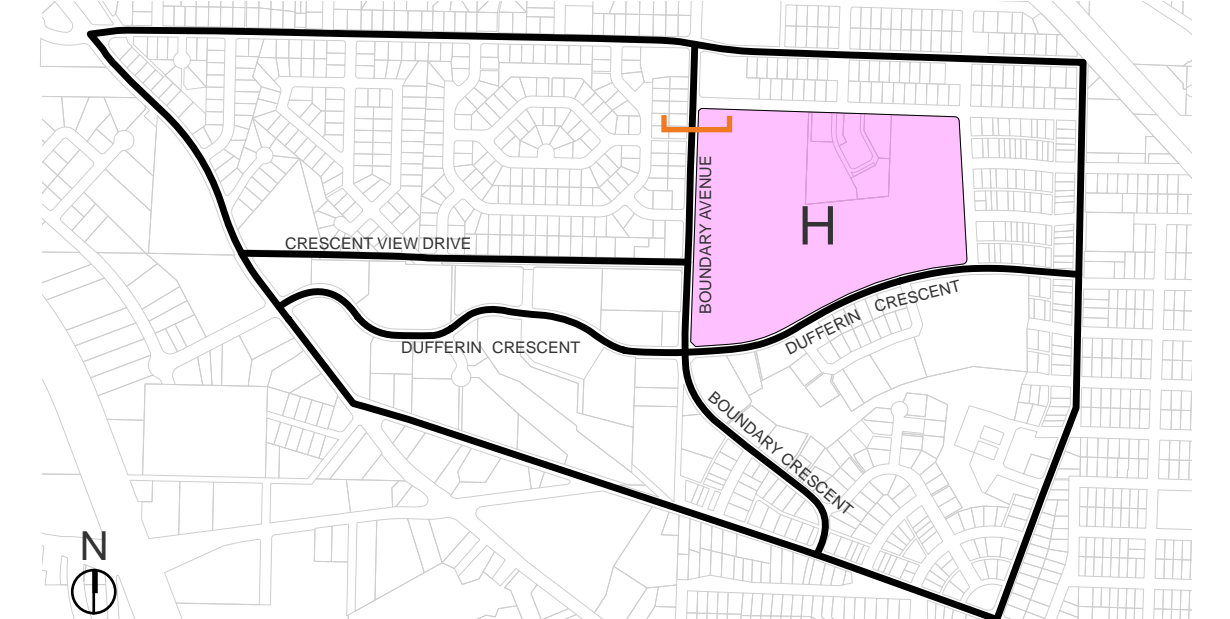
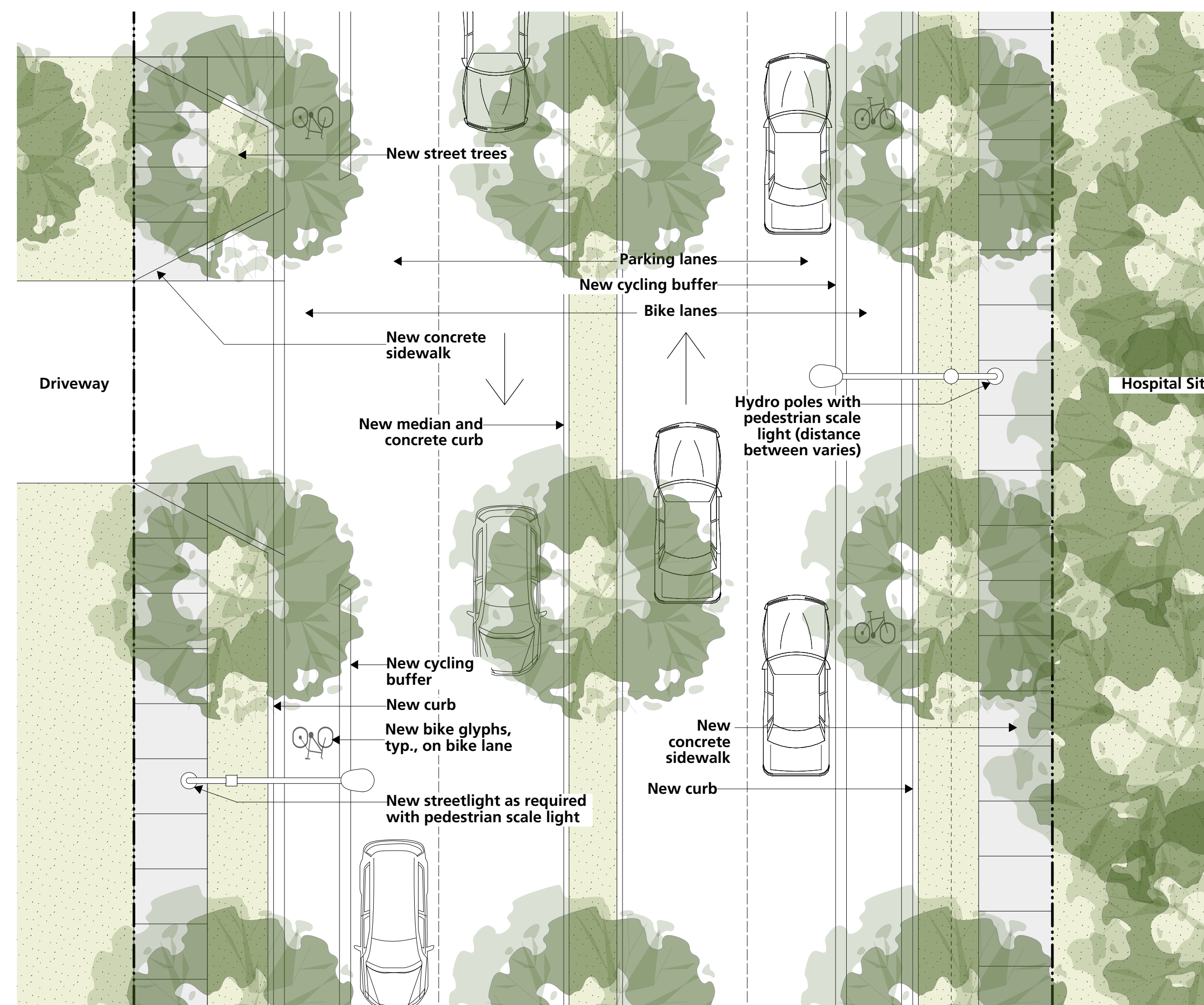
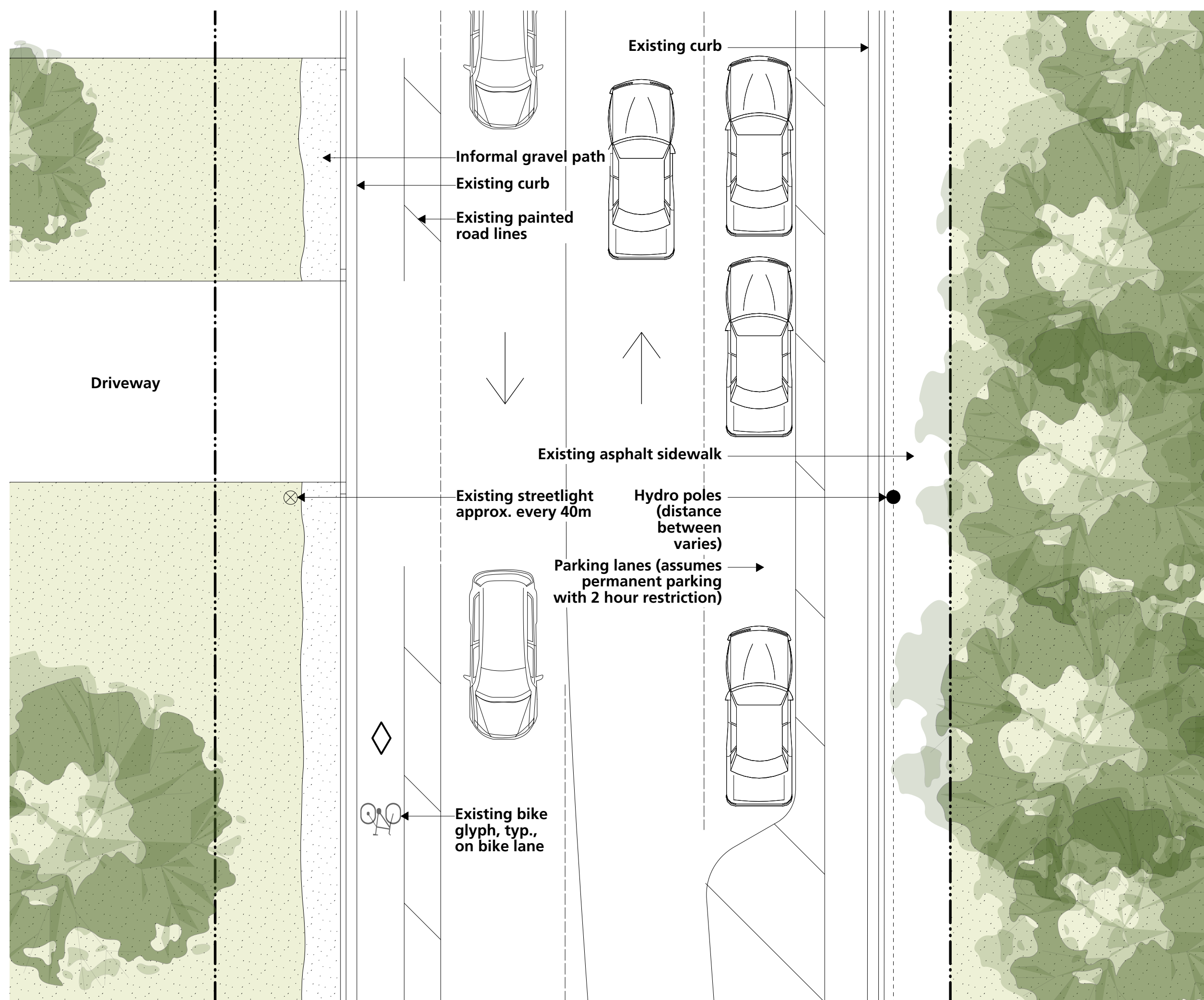
Sidewalk/Treed boulevard



Treed median



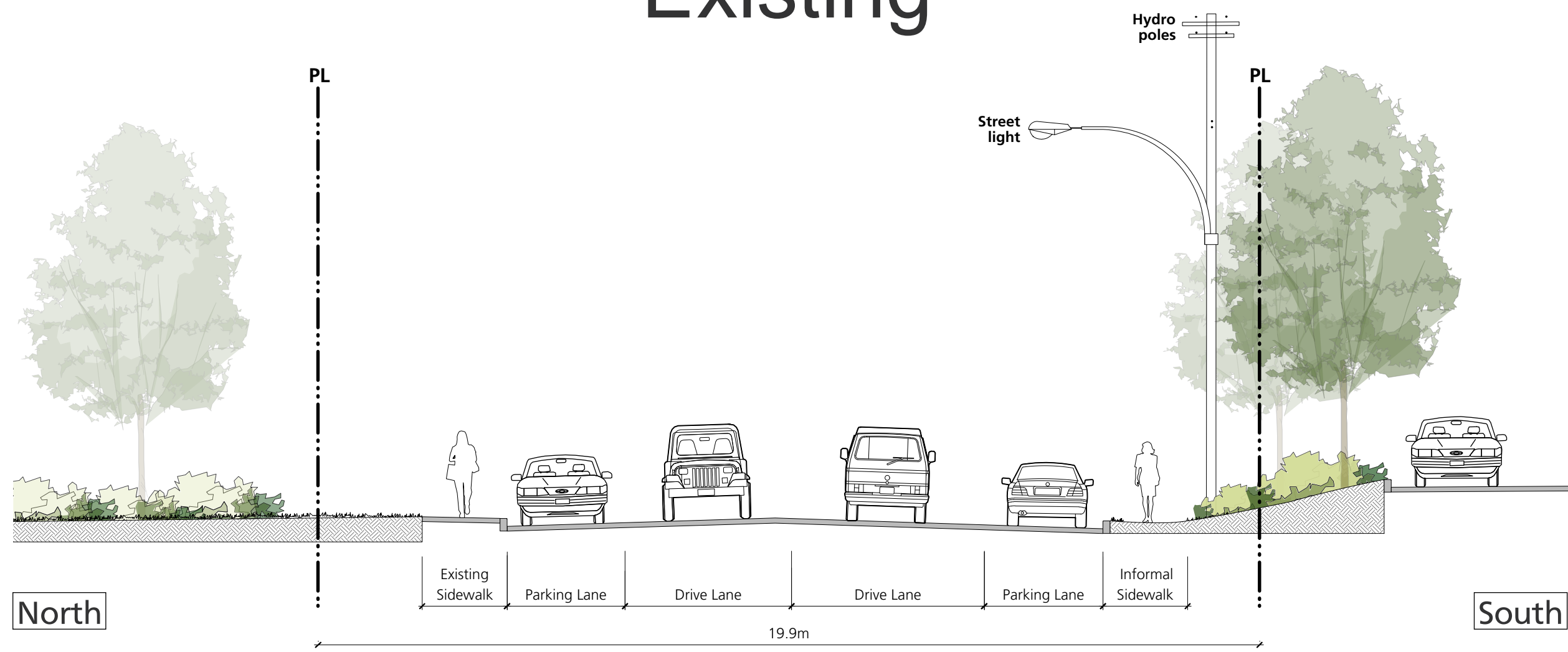
Protected bike lane



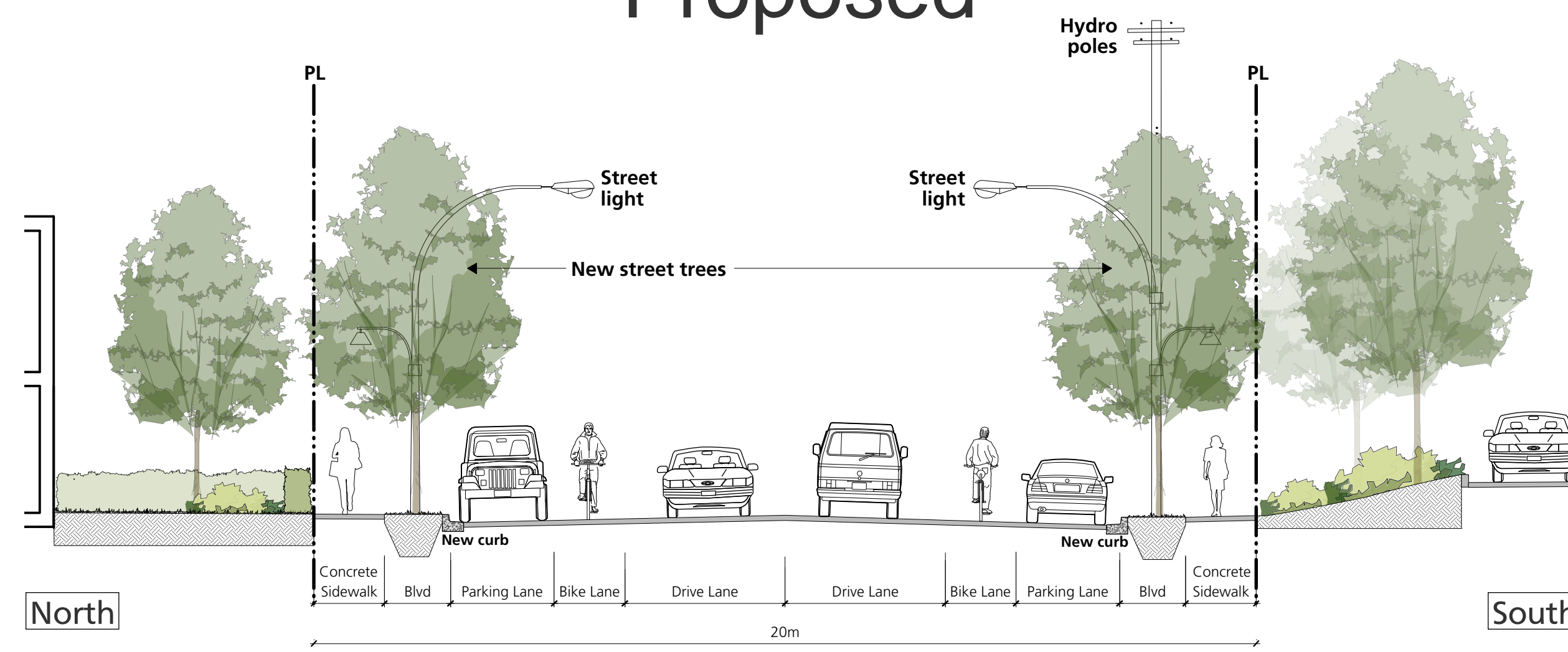
C

Dufferin Crescent (West)

Existing



Proposed



Precedent Images



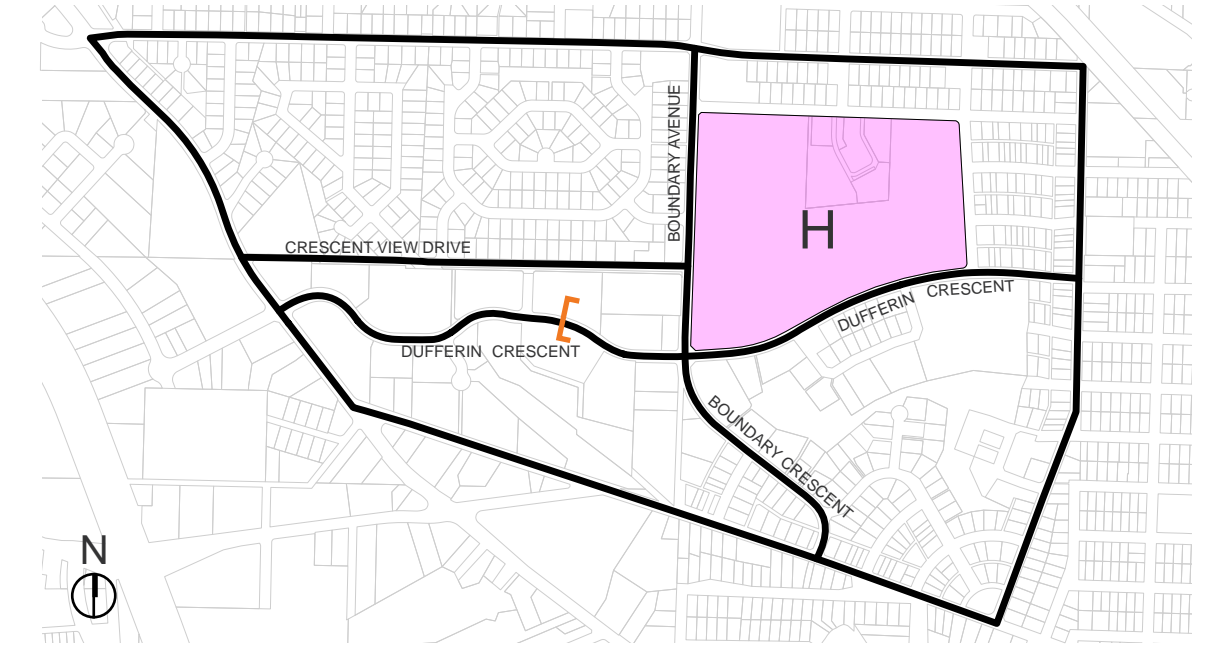
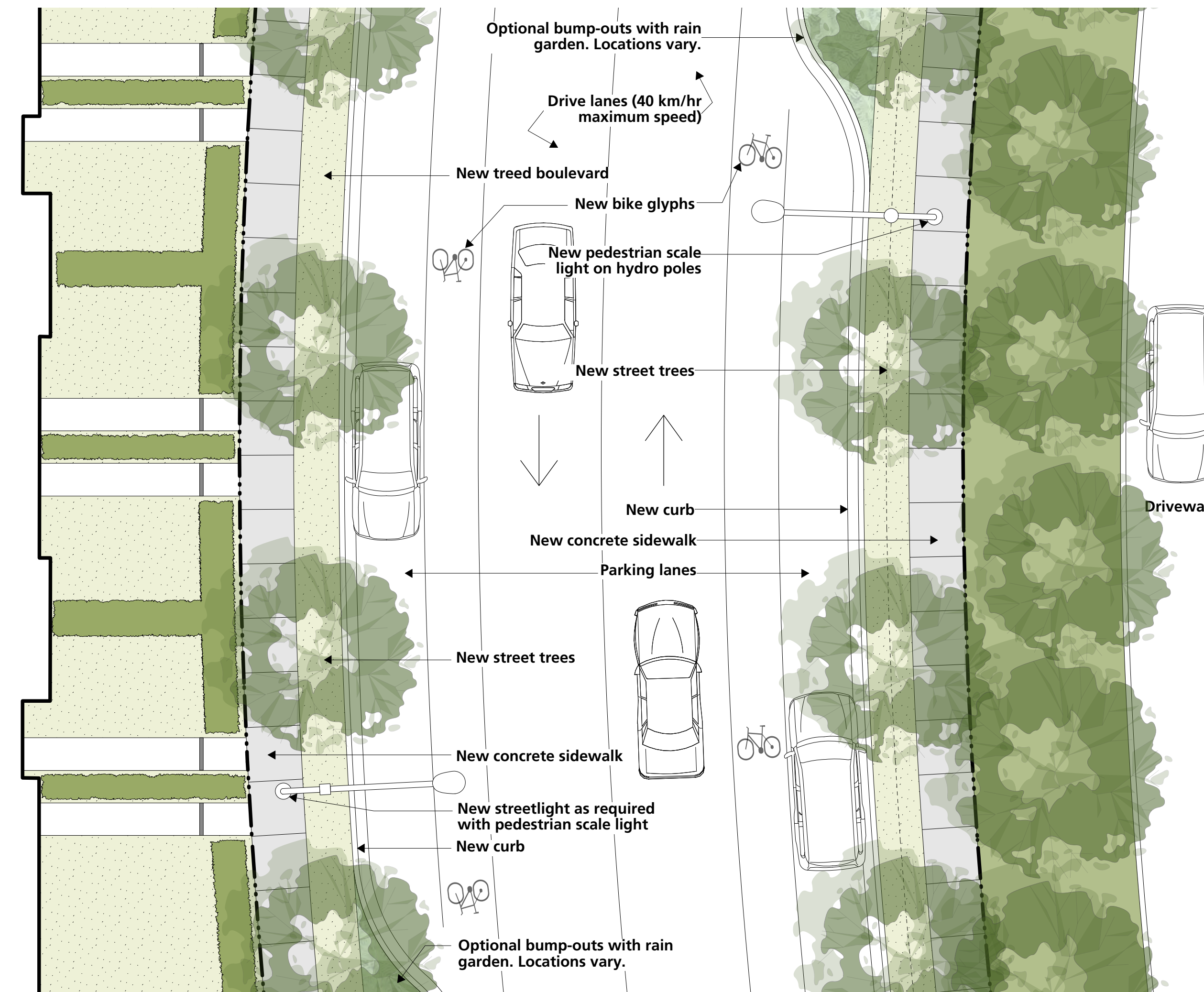
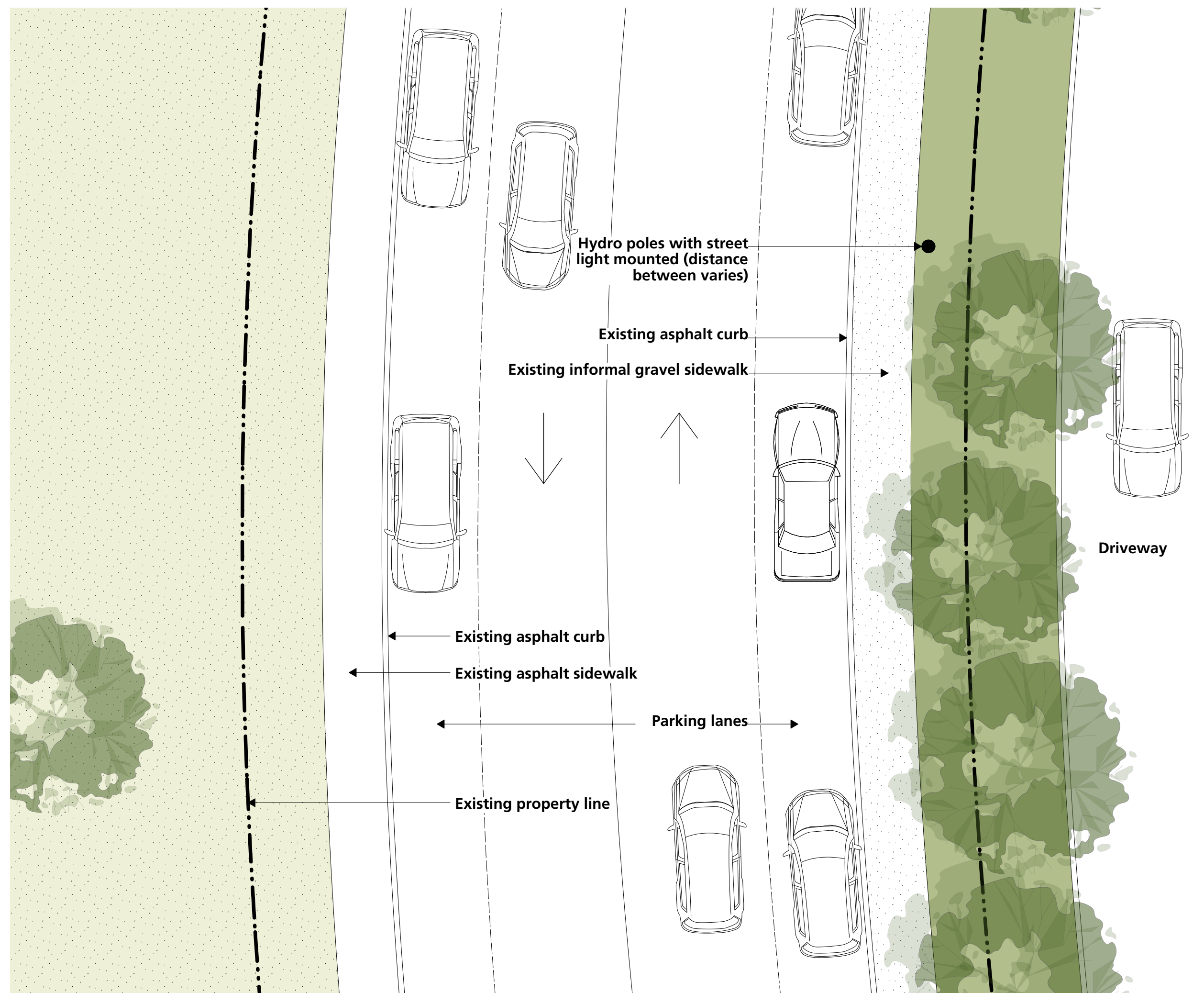
Sidewalk/Treed boulevard



Bike lane

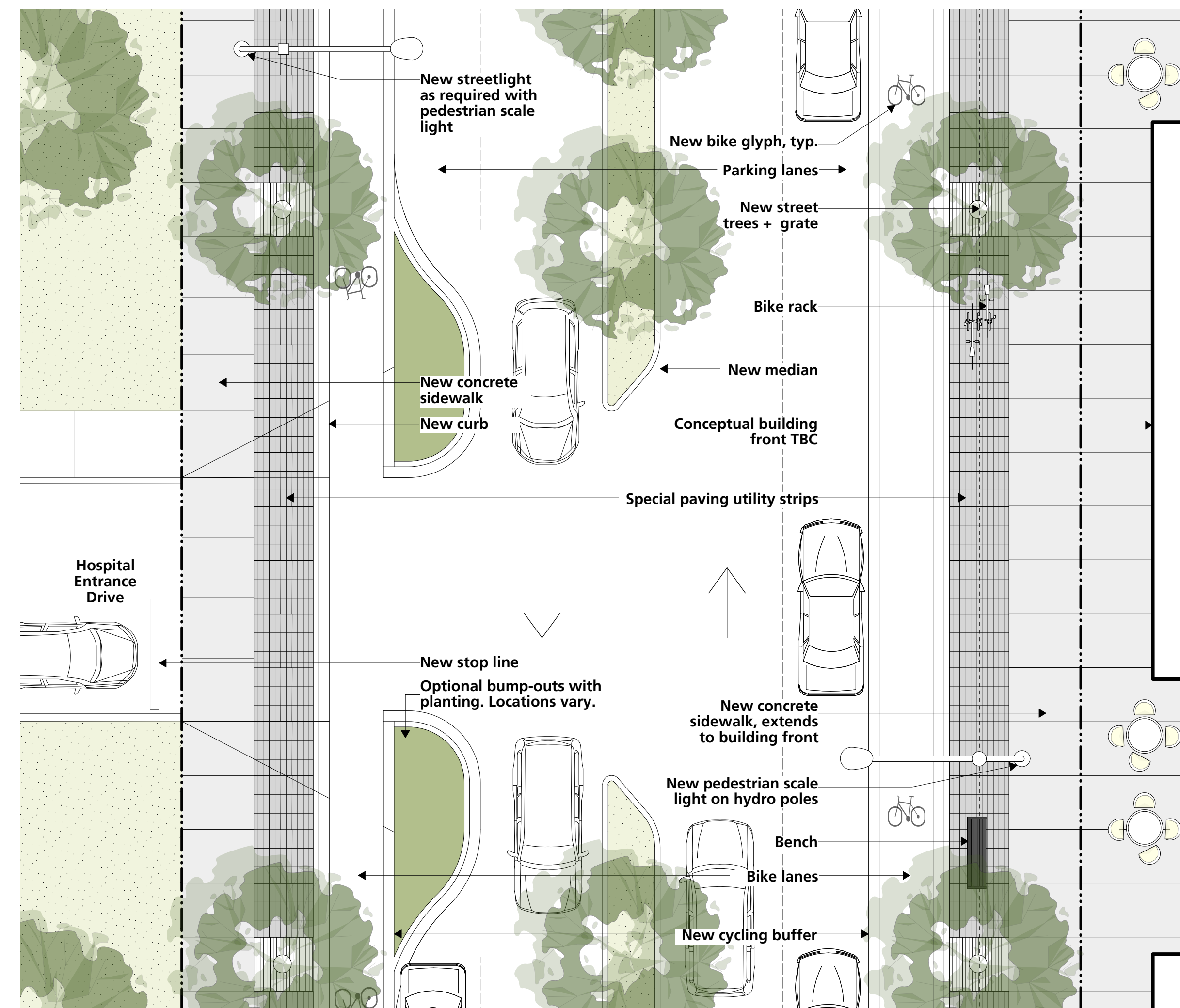
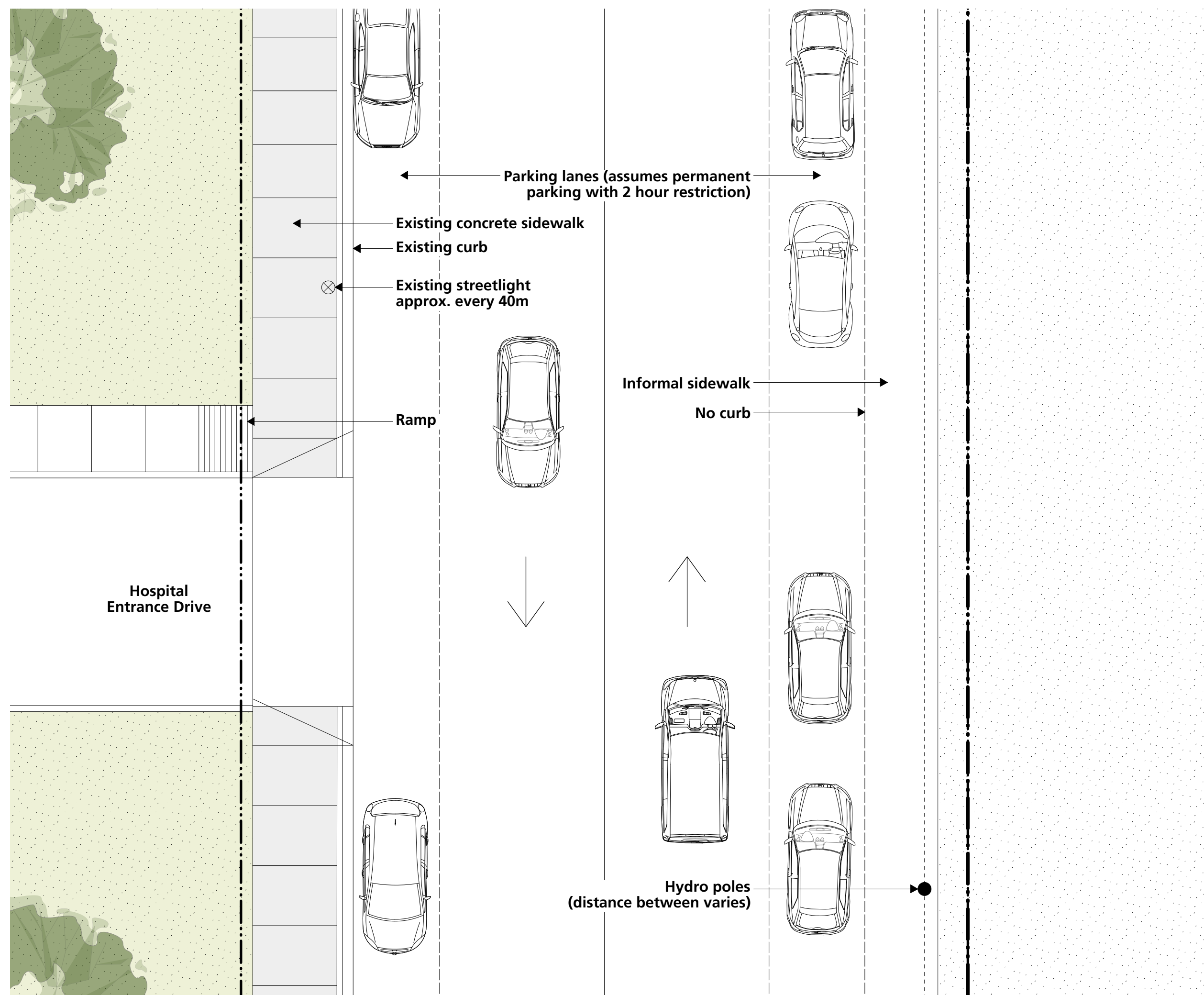
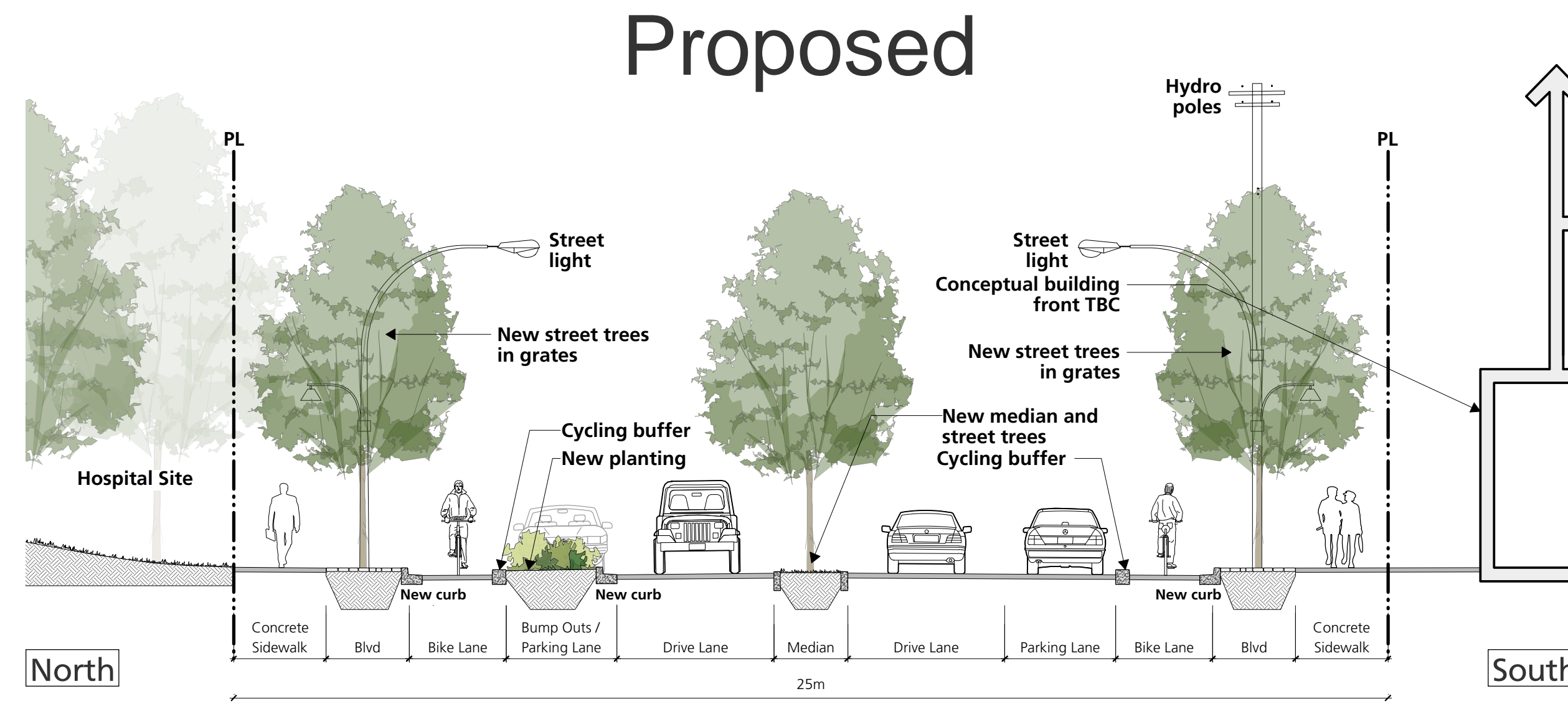
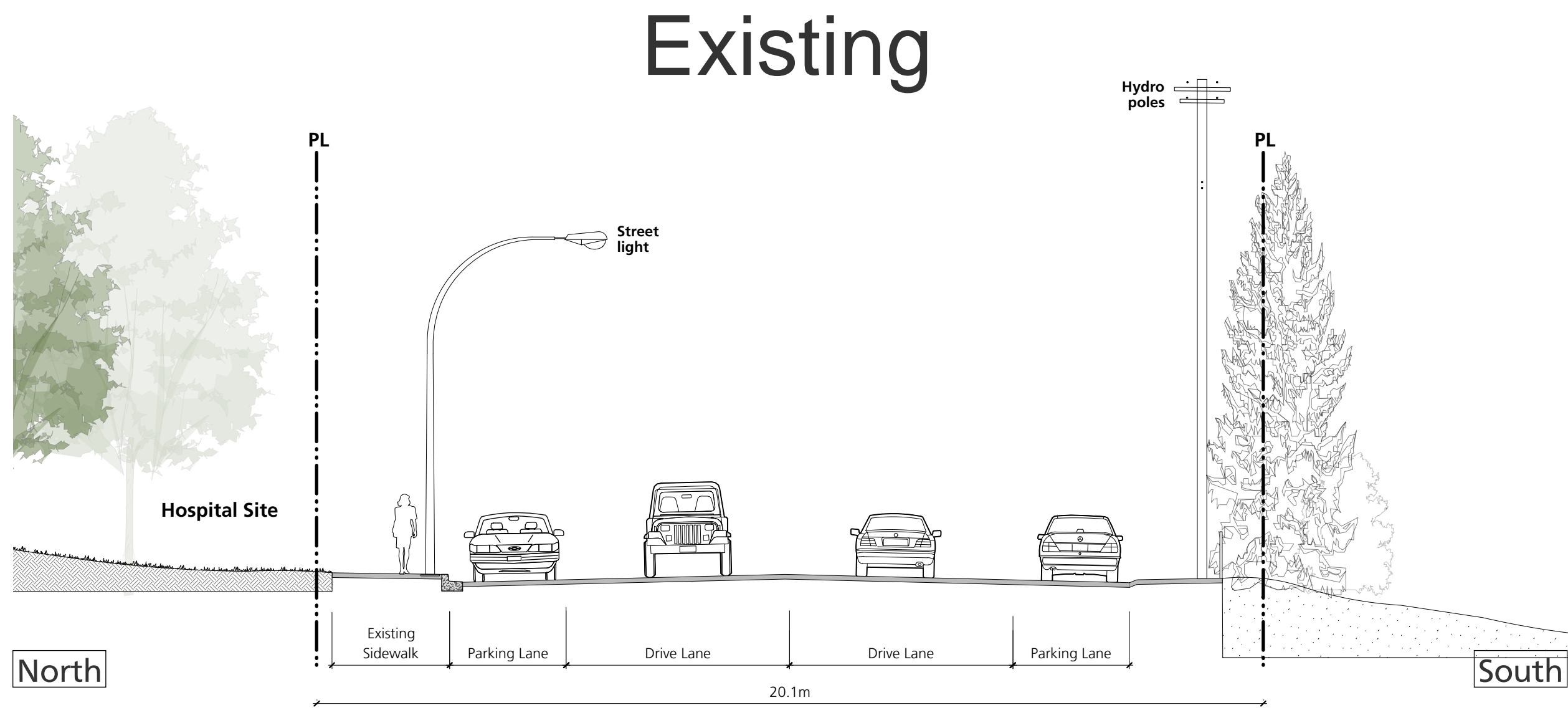


Street bump-out with rain garden



Street Section Key

D Dufferin Crescent (East) - Main Street



Precedent Images



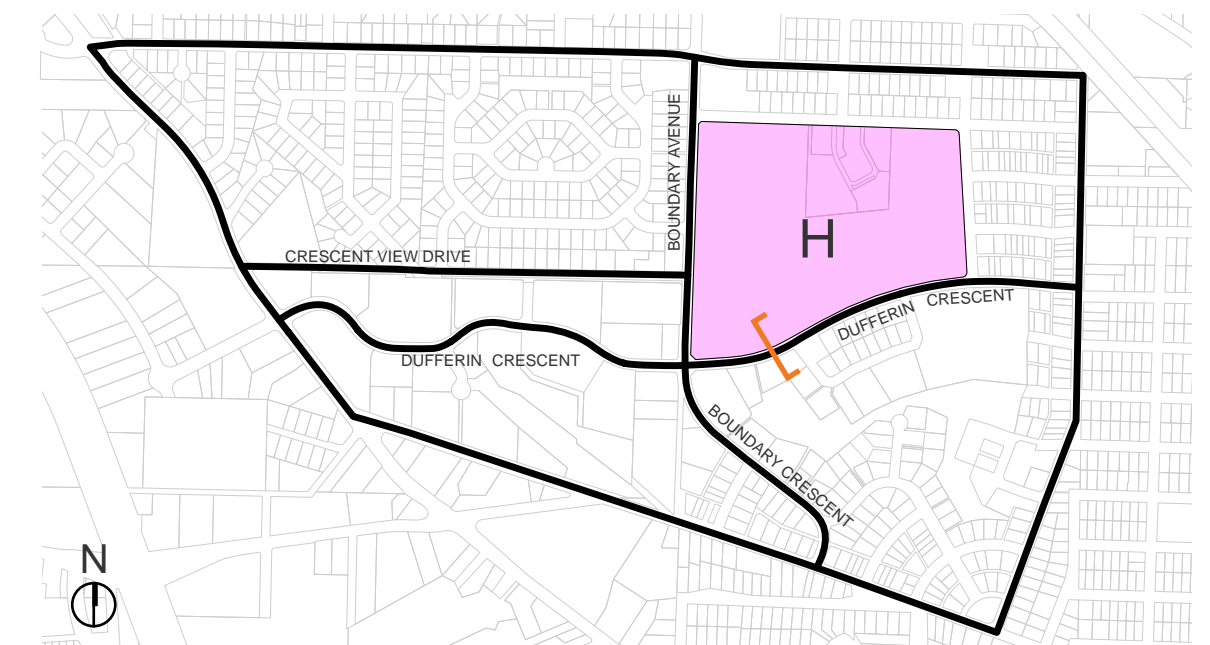
Paved boulevard with street trees



Sidewalk patios



Street bump-out with planting



Street Section Key

Core Intersection

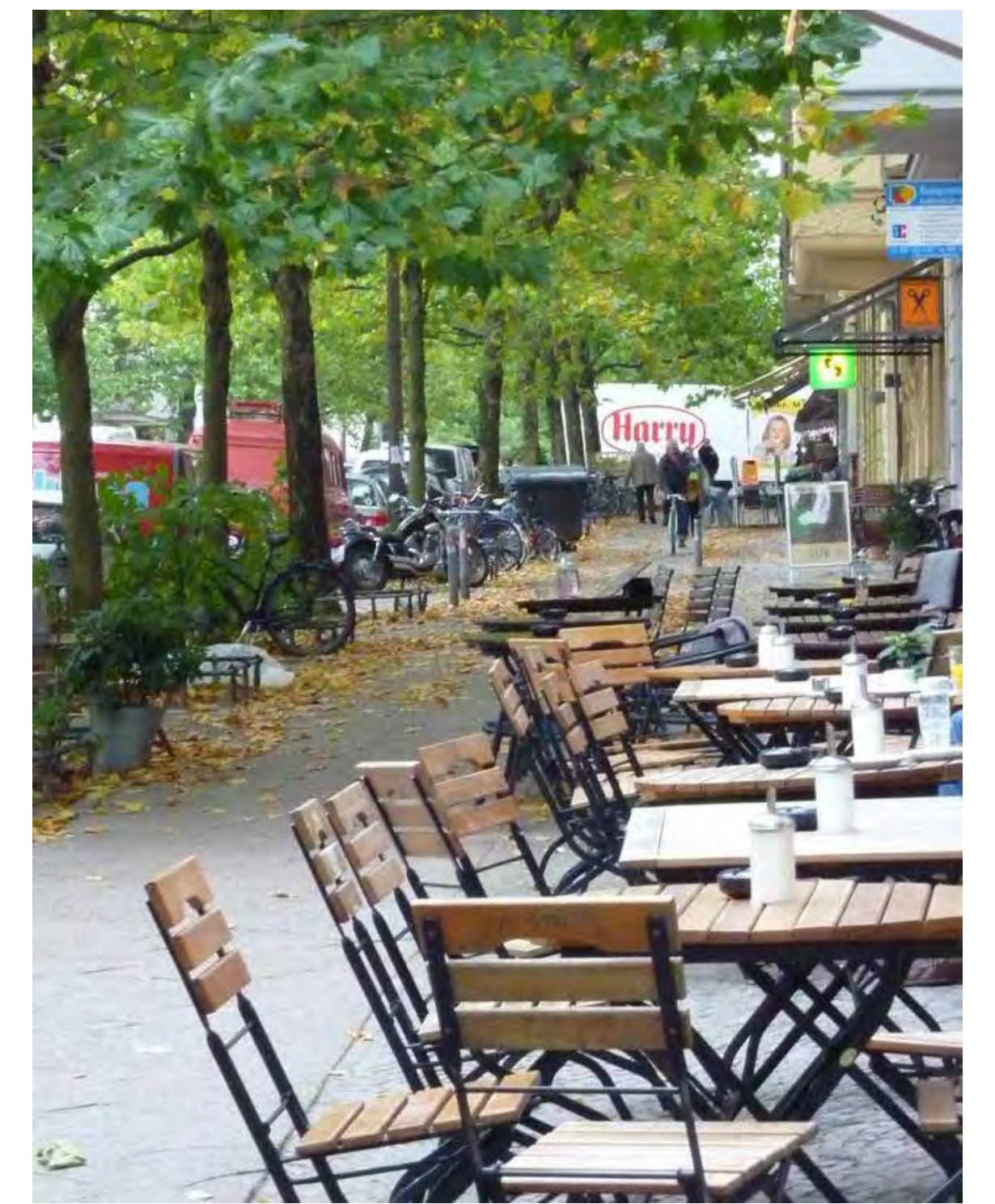
Existing



Proposed



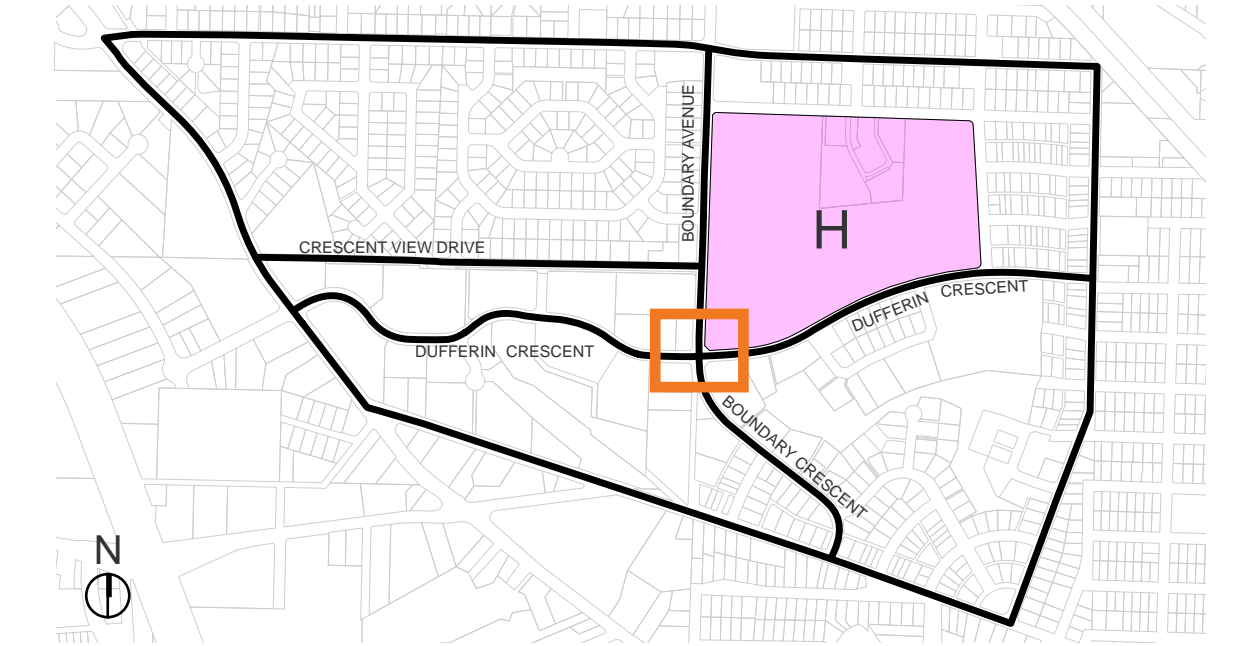
Precedent Images



Sidewalk patios



Paved boulevard with street trees



Street Section Key