

# Welcome to the Hospital Area Plan Concepts and Options Open House

This Open House is intended to provide you with an opportunity to review the concepts and options generated by the planning process to date, and to provide any comments that you may have. Your input will be carefully considered as we continue to develop a draft of the Hospital Area Plan.

At this Open House, please:

- View the displays
- Ask questions, and
- Provide your comments





# Why an Area Plan?

## Area Plan

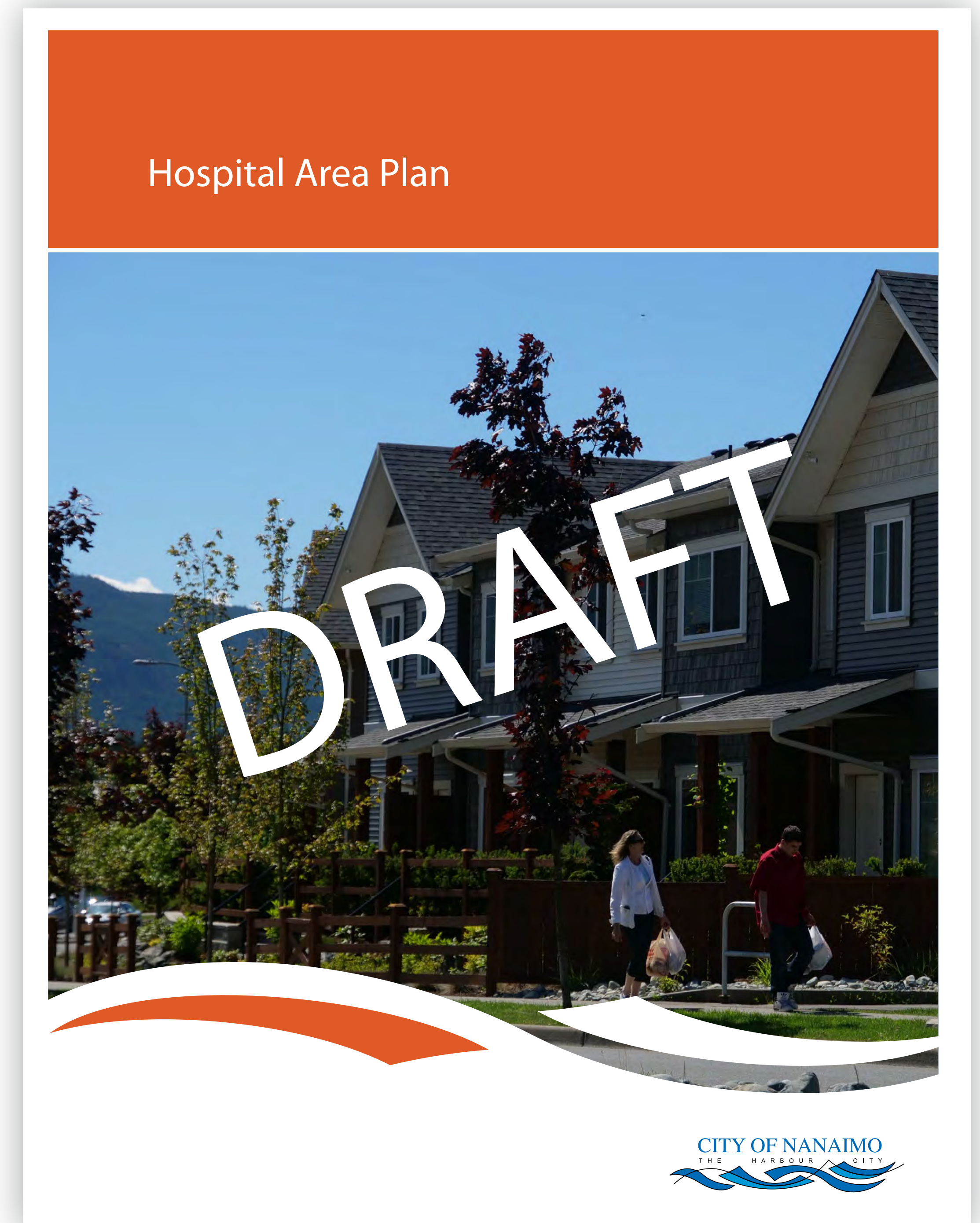
Plan prepared for a specific and defined subarea of the City which is adopted by bylaw, and forms part of the Official Community Plan (OCP). An area plan must fully meet the goals and policies of the OCP and compliment the vision, goals, objectives and policies established by the OCP.

## 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

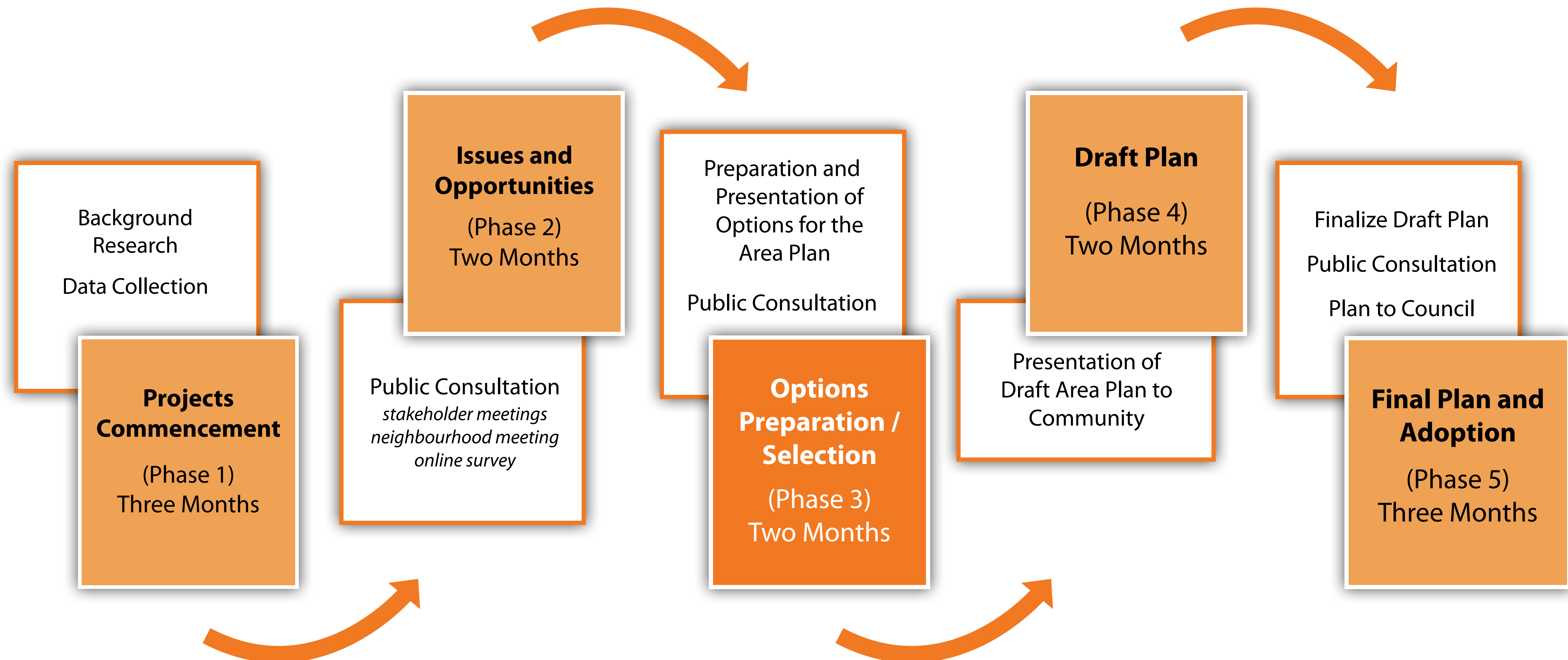
City-wide and regional centre for health services, seniors housing, professional offices and higher density residential.





# 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 Three.





# OCP Land Use Designations



## Land Use Designations

### Urban Node

The commercial, service, and high density focal points for Nanaimo.

*Residential density of 50-150+ 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.



# Hospital Urban Node

The Official Community Plan contains 14 policy statements specific to the Hospital Urban Node.

- 1 Development form will recognize the hospital area as the **core district for health services** for the city and mid-Island region.
- 2 The Hospital Urban Node is recognized as having a **major employment focus** for Nanaimo, and is supported by this Plan.
- 3 Future **health-related professional offices and services** shall be encouraged to locate in the Hospital Urban Node.
- 4 **Residential densities of >150 units per hectare** in high rise building forms shall be supported for the Hospital Urban Node. **Medium density residential** development within a **50 to 150 units per hectare** range is also supported.
- 5 Higher density **residential housing that meets a mix of demographic needs and a variety of income levels** shall be supported for the Hospital Urban Node. This includes housing and services directed toward seniors.
- 6 The **movement and safe access of emergency and support vehicles** shall be provided for in plans for the new development or redevelopment of lands.
- 7 **Parking and traffic issues** in the Hospital Urban Node are recognized, and the development or redevelopment of lands within the node must provide for the **safe and efficient movement of non-automobile travelers**.
- 8 The development of a **transit exchange** is supported within this Node to focus transit users to one accessible and central location.
- 9 **New development** or redevelopment of the lands within the Hospital Urban Node will contain measures **to minimize any traffic impact on existing neighbourhoods** and local roads.
- 10 Parks and open space are integral to the well being of residents and users of health facilities in this Urban Node. New opportunities to **integrate parks and open spaces** shall be considered in all development proposals.
- 11 Future social and community services appropriate to the mix of land uses and demographics both within and surrounding the Node shall be encouraged to locate within the Hospital Urban Node. This Plan supports the development of Urban Nodes with a **broad social mix and access to adequate housing at all income levels**.
- 12 **Ecological features**, such as steep slopes, watercourses, riparian areas, significant trees, and environmentally sensitive lands **are recognized as attributes** and development shall proceed only where the impacts on these features are minimized and can be mitigated.
- 13 Energy efficient building design and practice will be promoted. **Green Building strategies will be encouraged** for all commercial, professional, or institutional facilities to reduce the use and waste of water and energy resources and to reduce greenhouse gas emissions.
- 14 **An Area Plan will be developed for the Hospital Urban Node** in consultation with area residents, business owners, and stakeholders.





# Area Plan Guiding Principles: Land Use Planning

The following guiding principles are based on issues and opportunities identified by the community to date. These principles will help to guide the policies that will become the foundation of the Hospital Area Plan.

- 1 **Promote communication with stakeholder agencies and neighbourhood representatives** on development projects and public realm enhancements in the hospital area
- 2 Ensure that the hospital area is a **safe community** for residents and daytime users of the hospital area at all hours of the day
- 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
- 5 Encourage **new services to complete and compliment** the existing **services for residents and daytime users** of the hospital area
- 6 Support **mixed-use developments** in the urban node with ground floor commercial uses and office and residential uses above
- 7 **Improve local cycling and pedestrian infrastructure** and improve connections to the broader active transportation networks
- 8 **Enhance transit**, especially for NRGH employees
- 9 **Improve hospital area infrastructure** for the benefit of residents and daytime users
- 10 Provide **connected, interesting, safe, inviting, and green open space** within in the hospital area for residents and daytime users of the hospital area

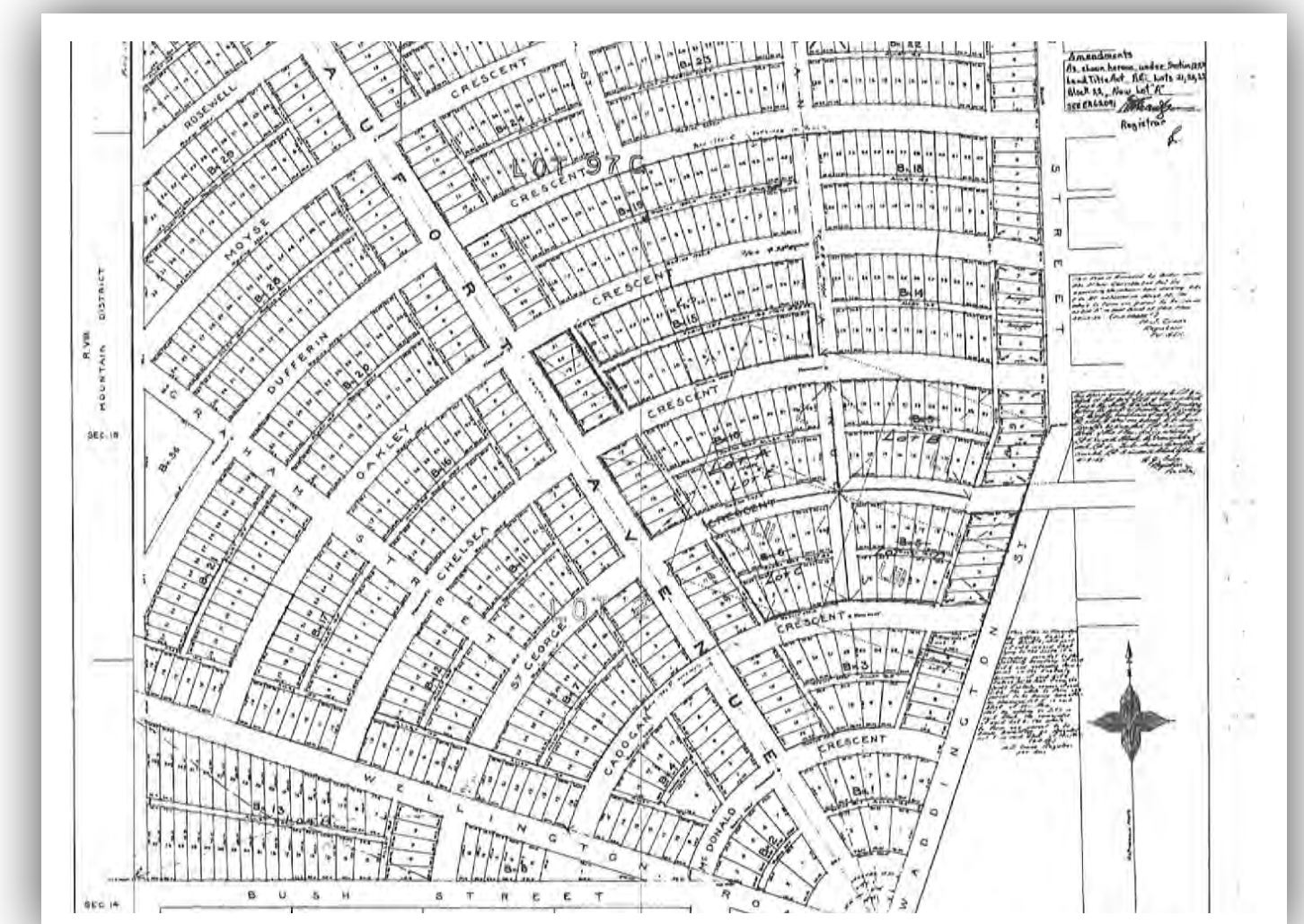




# Area Plan Guiding Principles: Urban Design

The following is a set of draft Urban Design and Planning Principles for the Hospital Area Plan. These draft Principles are based on review of all the background material, studies and reports received by the consultants, the City's Issues & Opportunities review, and the design consultants' review and analysis of the Plan study area. These Principles are the broad underlying statements of intent that will inform and guide the conceptual urban design framework for the Hospital Area Precinct.

- 1 Focus urban design/streetscape efforts on the Hospital Campus periphery** and its relationship to the immediately surrounding areas. Consider land use, streetscape and public realm enhancements along the Hospital Campus/Hospital Area District interface streets. Land uses will be developed through the planning process.
- 2** Define a 'Core District' that will be the **focus of the most intense urban design and streetscape enhancements/interventions**.
- 3** Recognize the intersection of **Dufferin Crescent and Boundary Avenue** as the precinct's principal 'Activity Node' and '**Core Intersection**'.
- 4** Recognize Dufferin Crescent as the principal street along its corridor, and organize the urban design framework.
- 5** Designate and design **Dufferin Crescent** (from just west of Boundary Avenue to Grant Avenue) **as the neighbourhood 'Main Street'**, with an intensified mix of land uses, amenities and commercial uses servicing both the Hospital and the surrounding precinct. This Main Street should be **characterized by a mix of uses** including retail services at grade facing the street, medical offices and support services, and multi-family residential housing above grade.  
The Main Street should also **include the Core Intersection** 'Activity Node', and **could extend north/south along Boundary Avenue/ Crescent** for a limited extent.  
This Main Street is also the principal **transit corridor**, and the principal interface with the Hospital Campus.
- 6** Identify and **celebrate the key 'Gateways'** or principal entrances into the precinct.
- 7** Acknowledge, build on, and celebrate the **original Seafeld Heights Plan (c 1913)** for this area as a key part of the area's urban heritage, and examine opportunities to re-incorporate elements of the Plan into the neighbourhood as it develops.
- 8** Improve and **enhance access to, visibility of, and connectivity between existing public parks**.  
Identify, improve, **enhance and extend existing public right-of-way pedestrian connections** to public parks, including existing unused routes.
- 9** Define a hierarchy of future streetscape treatments:
  1. '**Main Street**' (e.g. Dufferin Crescent between Boundary Avenue and Grant Avenue)
  2. '**Collector Street**' (e.g. Dufferin Crescent outside High Street section, and Boundary Avenue)
  3. '**Greenway Street**' (e.g. Crescent View Drive)
  4. '**Wellness Loop**' streetscape (e.g. on the streets surrounding the Hospital campus)
- 10** Explore opportunities to **introduce a finer-grained network of public streets and/or pedestrian routes through the area**, in support of a more pedestrian-friendly neighbourhood. This includes working with the NRGH planning team on identifying pedestrian routes into/through/across the Hospital Campus.
- 11 Optimize universal access** throughout area. This refers to designing the public realm in a way that facilitates **safe and easy movement for people with all abilities**, including those with mobility or physical disabilities.





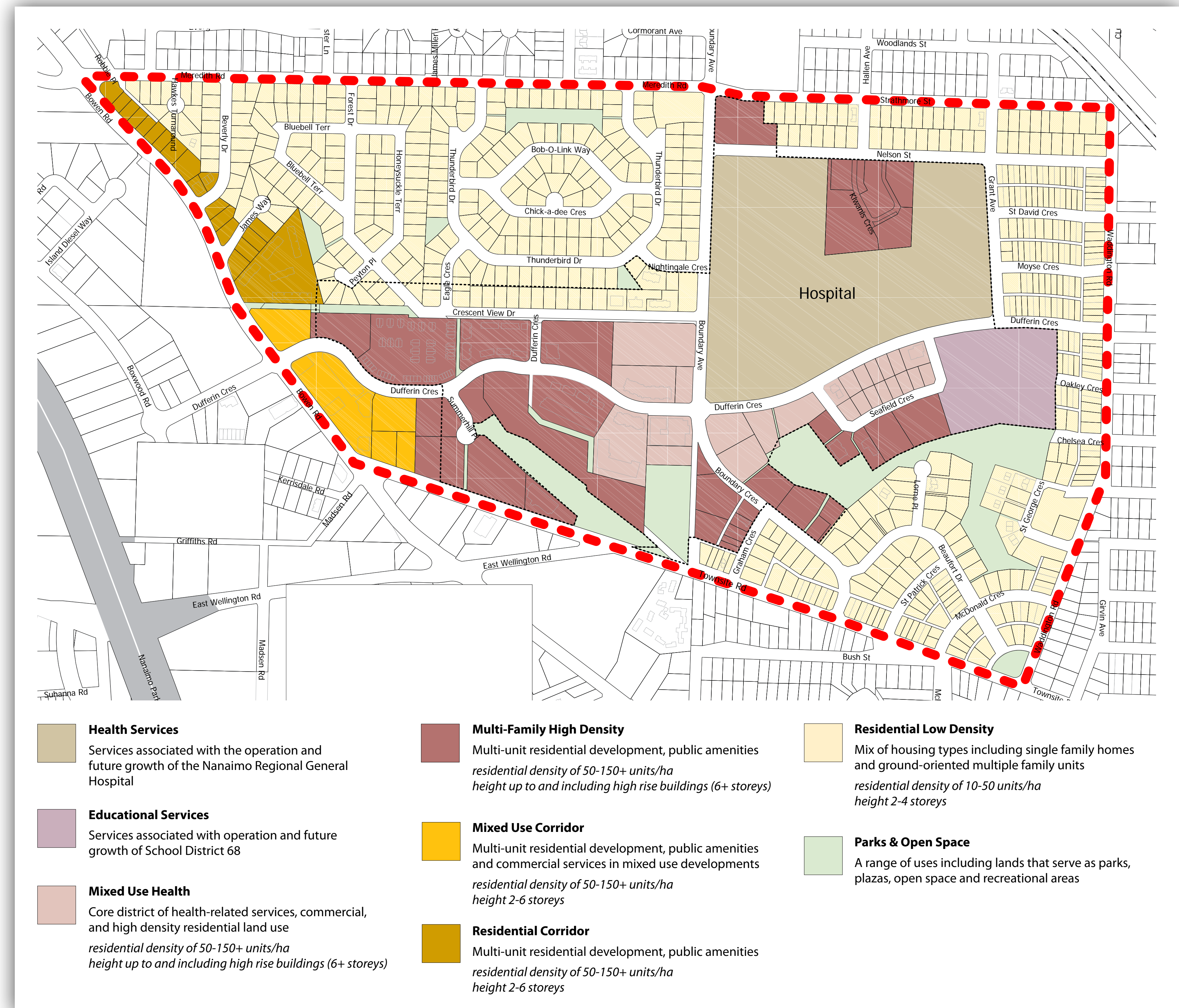
# Land Use Option A

## Land Use Option A

Characterized by a more detailed treatment of the Urban Node and Corridor land use designations in the Official Community Plan, and a reduced residential potential in the Plan area.

## Key Features

- 1 identifying the Nanaimo Regional General Hospital and former Dufferin Elementary school sites
- 2 focusing on medical service, commercial, and high density residential development near the Dufferin Crescent / Boundary Avenue / Crescent intersection
- 3 continuing high density residential development adjacent to the hospital and the Mixed Use Health designated lands
- 4 distinguishing between mixed use and residential corridor designations
- 5 reducing the residential density along the Crescent View corridor





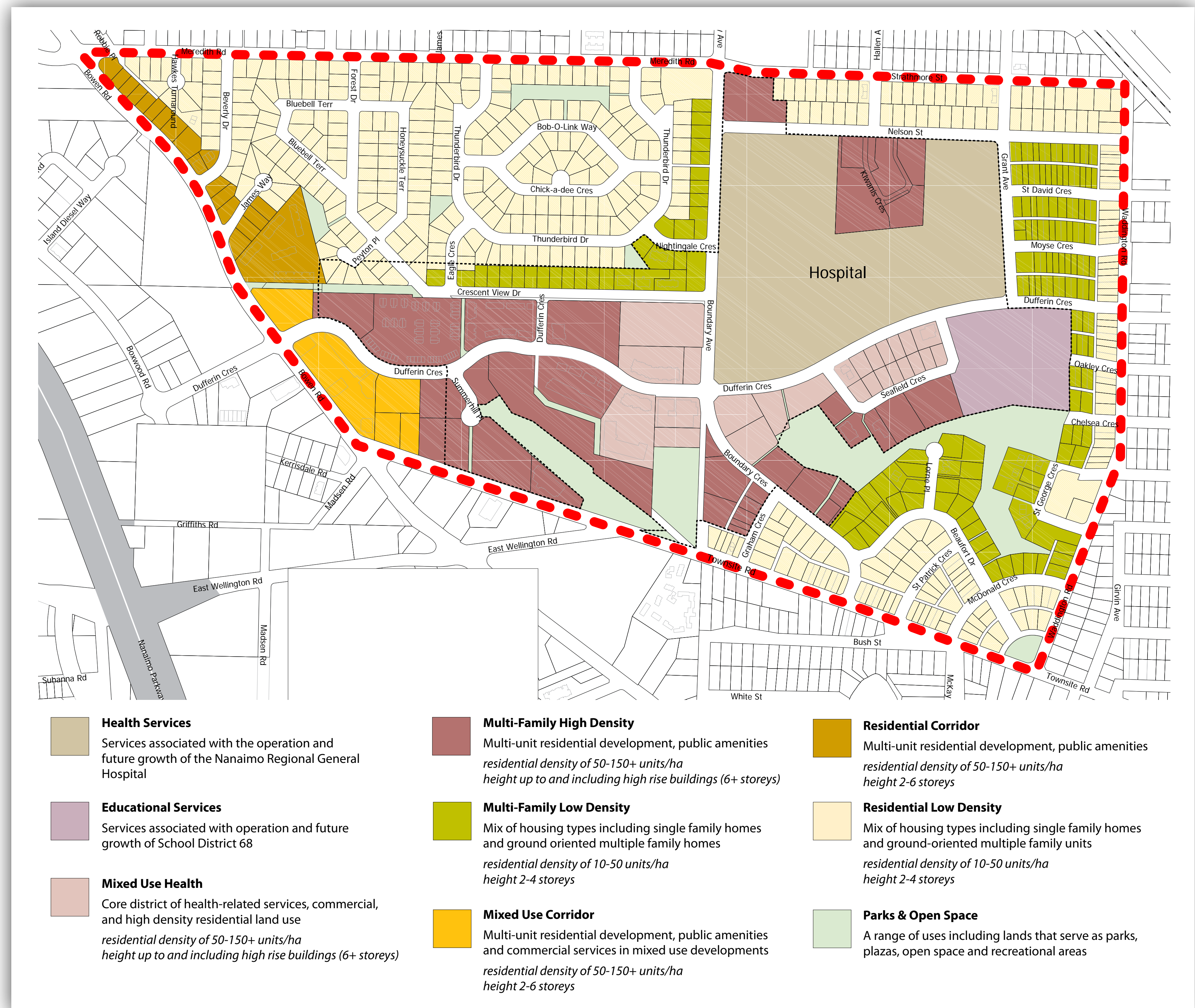
# Land Use Option B

## Land Use Option B

Characterized by the land use options described in Option A, with special low density residential along the perimeter of the Urban Node.

### Key Features

- 1 residential density same as Option A
- 2 policy changes to encourage development in the new multi-family low density designation: building height, lot coverage, design guidelines





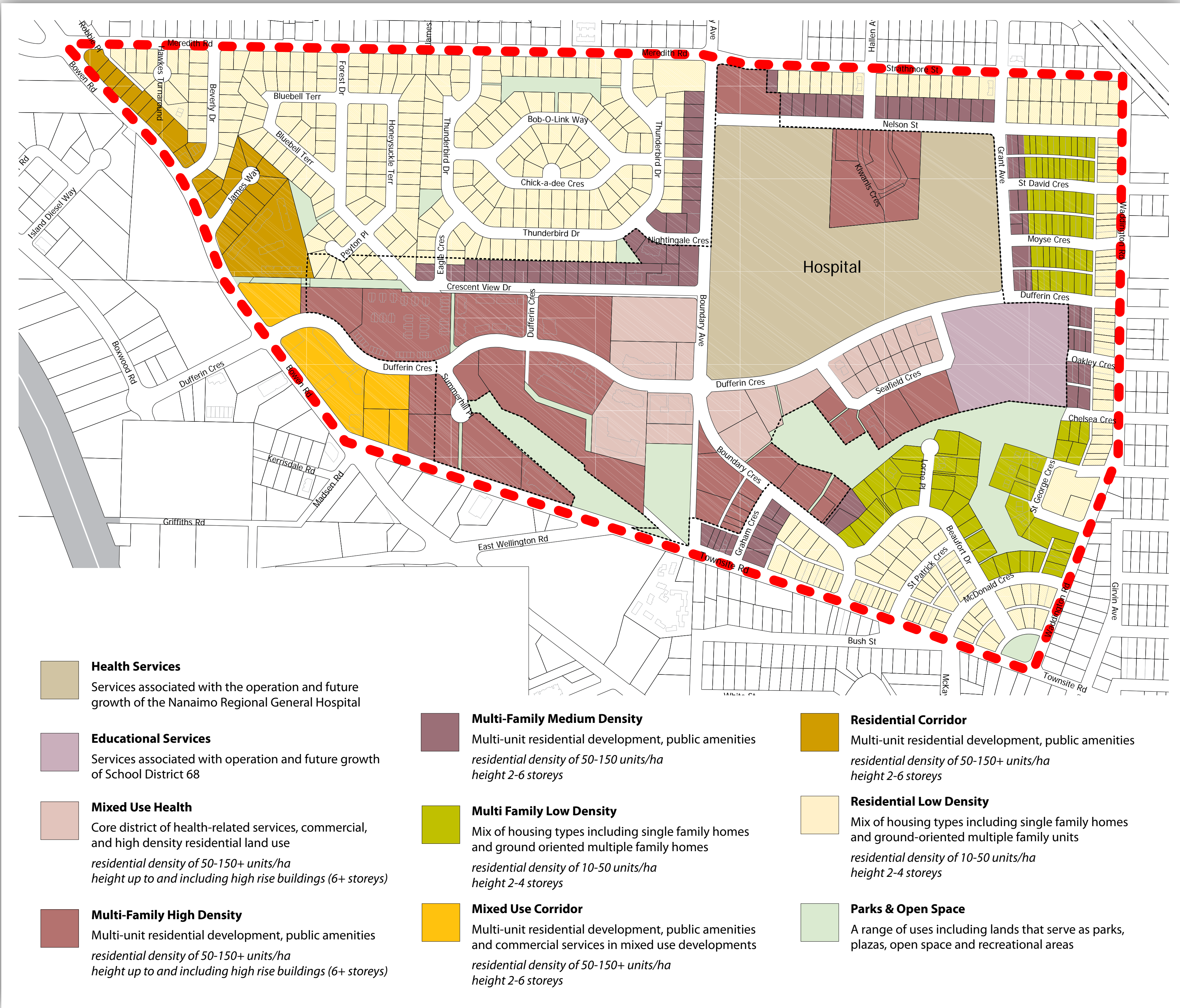
# Land Use Option C

## Land Use Option C

Characterized by the land use options described in Options A & B, with a new medium density land use designation

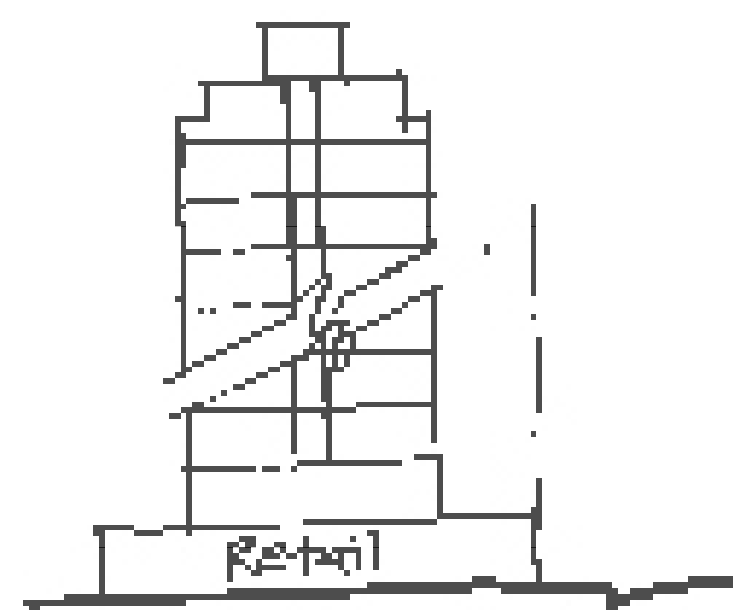
## Key Features

- 1 introducing a new medium density residential buffer between residential low density and more intense land uses

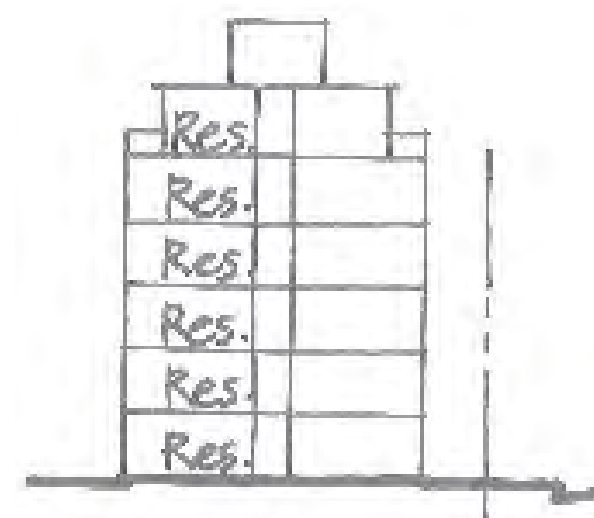
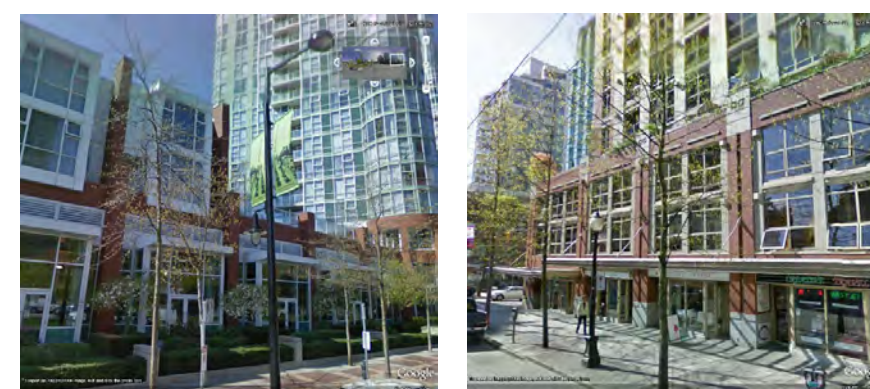




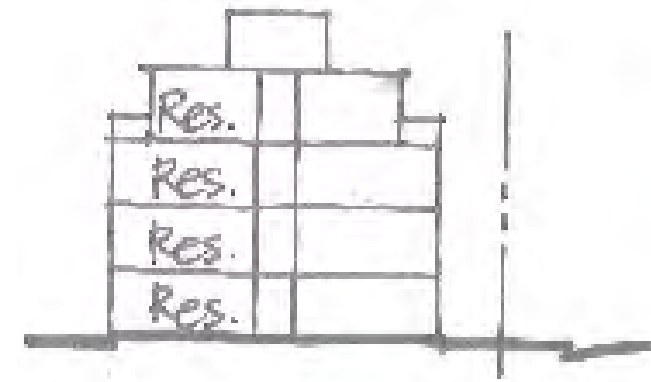
# What does density look like?



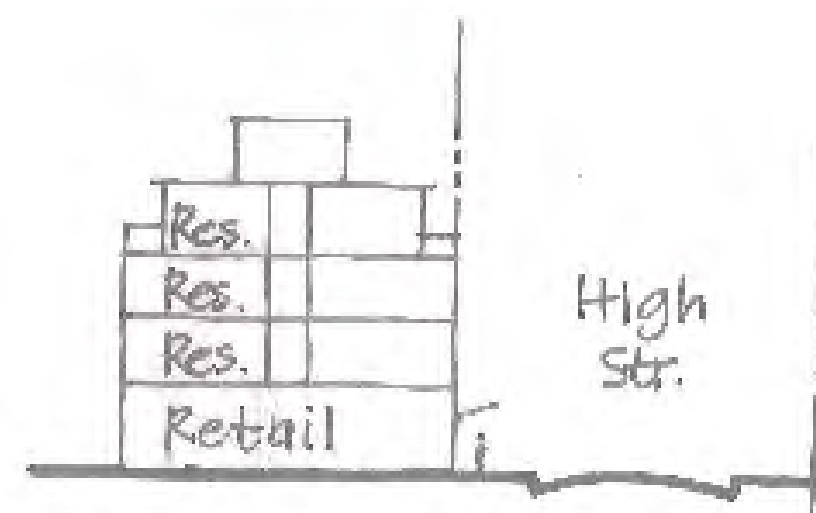
6 FLOOR + MIXED USE DEVELOPMENT FORMS



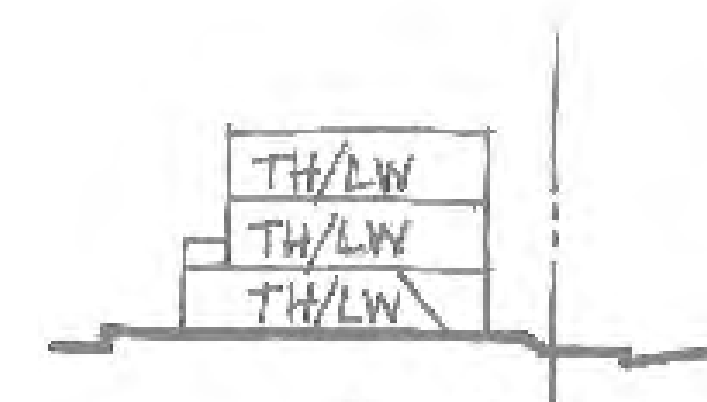
6 FLOOR RESIDENTIAL



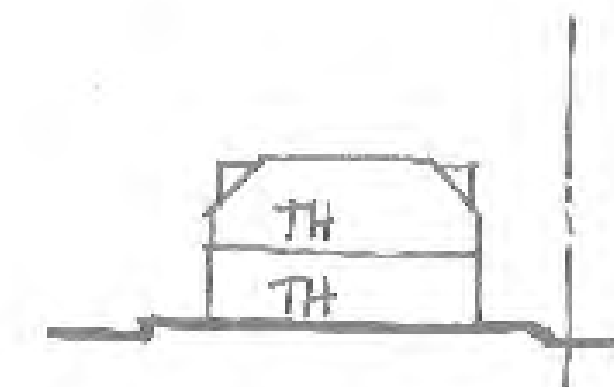
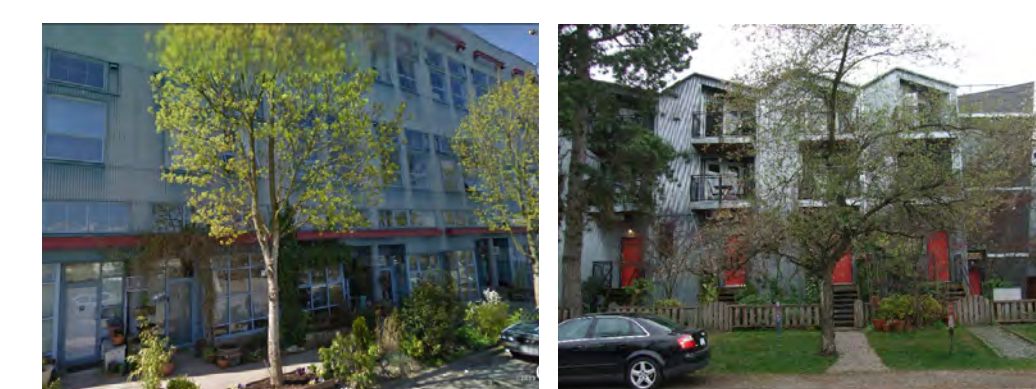
4 FLOOR RESIDENTIAL



4 FLOOR RESIDENTIAL/RETAIL



3 FLOOR LIVE/WORK OR STACKED TOWNHOUSE



2 FLOOR TOWNHOUSE/ROWHOUSE



Medium High Density

Medium Density

Medium Low Density

**Sample Building Forms**



# Land Use Option C

## Land Use Option C

Characterized by the land use options described in Options A & B, with a new medium density land use designation

## Key Features

- 1 introducing a new medium density residential buffer between residential low density and more intense land uses

