

Hospital Area Plan – Issues and Opportunities
Stakeholder Meetings Summary
June 20 and 22nd, 2017

ISSUE		OPPORTUNITY	RELEVANT ORGANIZATIONS	CONSULTANT
Land Use				
1	Hospital growth and expansion resulting in demand for land in the hospital area, including office space	Vacant or under-utilized buildings / land may be redeveloped in the hospital area including Dufferin Elementary School site, former Travellers Lodge, and the Woodlands High School (outside of the plan area)	CITY OF NANAIMO (CITY) ISLAND HEALTH (IH) SCHOOL DISTRICT 68 (SD68)	URBAN FORUM ASSOCIATES (UFA)
2	Increasing Development Cost Charges will stifle growth in the hospital area	Evaluate the proposed Development Cost Charge bylaw and other opportunities to subsidize hospital-area redevelopment	CITY	
3	Additional residential density required to support urban uses in the hospital area	Residential uses should be mixed into new developments in the hospital area	CITY	UFA
4	Hospital dominates the use and function of the local area but the hospital area lacks a unifying identity	Adopt a health and wellness focus for the neighbourhood to mirror the mandate of the Hospital Hospital Area Plan process can guide the community in developing the hospital area into a successful hospital district	CITY	UFA
5	Public realm in the hospital area is not inviting for pedestrians	Provide land use designations, urban streetscape / open space enhancements to encourage walking in the hospital area	CITY	UFA
6	Parks and open spaces are neither linked in the hospital area nor between the hospital area and the rest of the city	Link existing parks and open spaces in the hospital area, and link the hospital area to the existing network of trails and parks throughout the city	CITY	UFA URBAN SYSTEMS LTD. (USL)
7	Land use zoning does not always support urban development	Broaden the number of properties zoned CC5 in the hospital area	CITY	
Services				
8	Hospital workers have short breaks and limited time to utilize local services, but a desire to	Identify area in close proximity to the Hospital as a target for new businesses to serve the	CITY	

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	get outside to purchase food / drinks	daytime users of the Hospital in the plan		
9	Lack of child daycares in the hospital area with hours that match shift times of hospital employees	Accommodate hospital-area daycare in the hospital area	CITY	
10	Lack of pet daycares in the hospital area	Accommodate hospital-area pet daycare in the hospital area	CITY	
11	Lack of age-in-place seniors housing in the hospital area	Accommodate hospital-area age-in-place seniors' housing in the hospital area	CITY IH	
12	Lack of First Nations health care in the hospital area	Accommodate hospital-area First Nations health care services in the hospital area	CITY IH FIRST NATIONS HEALTH AUTHORITY (FNHA)	
13	Lack of fitness / recreation centres in the hospital area with hours that match shift times of hospital employees	Accommodate hospital-area fitness / recreation centres in the hospital area	CITY	
14	Lack of restaurants / cafes in the hospital area	Accommodate hospital-area restaurants / cafes in the hospital area	CITY	
15	Lack of local accommodation and services for outpatients, and family members of inpatients	Home-Away-From Home Facility may locate in hospital area to provide accommodation for families with sick children Accommodate accommodation within walking distance of the hospital area to serve outpatients and in/outpatient families in the hospital area Accommodate hospital-area day-time space for outpatients / families to relax and rest while waiting for treatment / caring for patients in the hospital area	CITY IH	
16	Lack of complimentary medical services in the	Accommodate medical services within the hospital area	CITY	

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	area: chiropractor, physical therapist, naturopath, RMT, etc.			
17	Lack of community services in the area: ATM and a small grocery store	Accommodate community services within the hospital area	CITY	
18	Lack of meeting space for hospital-area senior citizens	Accommodate indoor and outdoor spaces in the hospital area to serve the day-time population of senior citizens in the hospital area	CITY IH	
19	Lack of a civic facility in the hospital area (like Oliver Woods)	Accommodate a civic activity centre in the hospital area	CITY	
Relationships: Hospital, City, Community, RCMP, RDN				
20	Growth of Hospital / City resulting in land use conflicts including increased traffic and reduced parking availability	Hospital and City need to establish an institutional link to manage relevant issues, and to collaborate on growth, development	IH-CITY	
21	Perception that Hospital is indifferent to the concerns of local residents	Create and maintain a dialog between the Hospital and the community	CITY-IH- HOSPITAL AREA NEIBHOORHOOD ASSOCIATION (HANA)	
22	On-street parking may cause conflict between hospital employees and local residents	<p>Create and maintain a dialog between the Hospital and the community</p> <p>Recognize existing positive relationships:</p> <p>Neighbourhood residents are patrons of the hospital, and Hospital employees care for neighbourhood residents when sick or injured, and</p> <p>Hospital has a mandate and responsibility to serve the region, and the local residents are part of the regional community, and Hospital employees are respected for the care they provide to the public,</p>	CITY-IH-HANA	

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		including members of the hospital area, and Neighbourhood residents are patrons of the hospital, and Hospital employees care for neighbourhood residents when sick or injured		
23	Institutions in the Hospital area have not established a formal / informal working relationship	Create a working group to consider issues of mutual interest, including growth and land use in the Hospital area and the management of emerging / ongoing issues	CITY-IH-SCHOOL DISTRICT 68 (SD68)-RCMP-CITY	
24	Hospital site may not be able to accommodate future expansion needs	Potential off-site Hospital expansion(s) could benefit from a partnership to streamline the redevelopment process As partners, institutions can examine areas of mutual interest, including the redevelopment of school property in the Hospital area	IH-CITY IH-SD68-CITY	
25	Beaufort Park is perceived as unsafe by the local community	Local residents and businesses need the city's help to take back the park	HANA-CITY-RCMP	
26	Existing relationship between the community and the RCMP needs to be strengthened	Develop a formal / informal / regular link between the community and the RCMP	HANA-RCMP	
Behaviors, Expectations, and Perceptions				
27	Conflict: some daytime users expect free on-street parking while some residents expect residents' only parking	Examine options to manage and regulate on-street parking	CITY IH	USL
28	Staff expect parking within close proximity to Hospital site	Discuss current and future parking options / expectations between Hospital staff and administration	IH	USL
29	Parking at the Hospital is a complex issue, and residents, daytime users, and local residents need more information and	Share information, discuss options, and work together with all stakeholders to find a long-term solution	IH-CITY-HANA	USL

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	education to find a solution			
Safety and Security				
30	On-street parking may cause conflict between hospital employees and local residents	Create and maintain a dialog between the Hospital and the community Examine options to manage and regulate on-street parking	IH-CITY-HANA	USL
31	Personal security risk for hospital employees walking to / from parked vehicles on-street	Improve street lighting CPTED analysis on parks and open space CPTED analysis on Hospital property	CITY-IH	UFA
32	Perceived increase in crime, theft, vandalism, and graffiti in the hospital area	Locate a community policing station in the hospital area Request regular RCMP patrols from officers on bicycles	CITY-RCMP	UFA
Parking				
33	Perceived shortage of hospital parking	Provide additional parking on the hospital site Permit shared parking (between separate land owners) in the hospital area Improve / maximize on-street parking in the hospital area Encourage the construction of public parkades in the hospital area	IH	
34	Free on-street parking is a disincentive to construct off-street parking	Pricing on-street parking would provide an incentive for hospital-area developers to construct additional off-street parking	CITY	USL
35	Perceived shortage of hospital parking for patients, families, and disabled and elderly hospital users / visitors	Examine the supply / demand of parking reserved for patients and families and allocate additional parking spaces near the Hospital, if required	IH	USL

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		Examine the supply / demand of parking reserved for disabled / elderly and allocate additional parking spaces near the Hospital, if required		
36	Parking demand exceeds supply when Hospital shifts overlap	Evaluate the parking demand during periods when shifts overlap and develop mitigation if supply short of demand (Transportation Demand Management)	IH	USL
37	Winter snowfalls limit the amount of on-street parking	Prioritize snow removal on streets in the hospital area	CITY	
38	Perceived shortage of on-street parking	Residents' only parking Pricing on-street parking, residents' exempt Time restricting on-street parking	CITY	USL
39	Complex and historic management of Hospital staff parking (employees pay for a spot without guaranteed availability)	Evaluate and improve existing parking management for Hospital staff	IH	
40	Conflict: Parking (and bicycle parking) not considered direct patient care and therefore VIHA funding for site improvements limited	Examine funding model for site improvements, including the provision of Hospital parking (and bicycle parking)	IH	
41	Stresses associated with parking conflicts may impact the health of patients and the ability of staff and family to care for patients	Evaluate and improve existing parking management for Hospital staff, patients, and patients' caregivers	IH	
42	Existing supply of Hospital parking may not be adequate to accommodate demand generated by new services or training activities	Evaluate and improve existing parking management for Hospital staff, patients, and patients' caregivers	IH	
43	Lack of Hospital-area parking such that	Provide additional parking on the hospital site	IH	

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	Hospital employees often unwilling to move parked car during shift			
44	Streets are congested with parked vehicles	Hospital Area Neighbourhood Association supports the pricing of hospital-area street parking	CITY-HANA	USL
45	Pricing on-street parking may force day-time hospital users to park on residential streets further away from the Hospital	Develop plan to reduce the demand for parking for Hospital employees (Transportation Demand Management) Develop a comprehensive parking plan that does not simply force on-street parking conflicts to other residential streets in the hospital area	CITY-IH-HANA	USL
Active Transportation				
46	Lack of incentives for cycling and cycle-commuting in the hospital area	Provide secure and convenient bicycle storage, showers, etc. in new hospital area developments	CITY	
47	Formal carpooling initiative created but not used extensively by Hospital staff	Hospital administration to examine parking in context of Transportation Demand Management	IH	
48	Perception that Cycling lane on Boundary Avenue is dangerous	Evaluate function of Boundary Avenue cycling lane, and modify lane, if required	CITY	USL
49	Few sidewalks on Dufferin Crescent make it difficult to walk safely in hospital area	Develop and implement plan to construct sidewalks throughout neighbourhood	CITY	UFA USL
50	Dufferin-Boundary intersection pedestrian crossing times unsafe for pedestrians	Program lights with longer walk-times Program lights with all-way vehicle stop to allow more pedestrian movements	CITY	USL
51	Curbs and sidewalks are not constructed to accommodate walkers / disabled	Evaluate the existing infrastructure in the hospital area and develop and implement a plan to replace infrastructure	CITY	USL
Transportation				
52	Perception that Dufferin Crescent is not built to accommodate the	Evaluate the capacity of Dufferin Crescent to support	CITY	UFA USL

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	current volume of traffic / parked vehicles	vehicles, cycling, and on-street parking Enforce parking bylaw		
Transit				
53	Transit schedule does not accommodate the schedules of most hospital employees	Examine potential changes to the transit schedule that would better serve hospital staff	CITY-IH-REGIONAL DISTRICT OF NANAIMO (RDN)	USL
54	Distance from bus stops to main entrance may deter some staff / patients from taking transit for trips to / from the hospital	Examine the feasibility of locating a bus stop on the Hospital site	IH RDN	USL
55	Transit service to the Hospital perceived to be infrequent and slow	Evaluate options to improve service to hospital area for Hospital employees	CITY RDN	USL
Parks and Open Space				
56	Lack of playgrounds for children in the hospital area, and specifically, on the Hospital site	Locate playground in the Hospital area for the use of local residents and daytime Hospital users	IH-CITY	UFA
57	Perceived lack of inviting places to walk for breaks / exercise in the hospital area	Evaluate the existing parks and open space in the hospital area and develop / improve the pedestrian network Install benches / furniture Perform a CPTED analysis of parks and open spaces in the hospital area Create an outdoor fitness park	CITY	UFA
58	Lack of greenspace in the hospital area	Consider landscaping improvements that include increasing the green space on the hospital site Consider landscaping improvements that include increasing the green space in the city-owned parks and open spaces in the hospital area	IH CITY	UFA USL

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59	Petty theft perceived to have become worse in the neighbourhood over the past number of years	<p>Increase the presence of RCMP and bylaw enforcement in the hospital area</p> <p>Improve lighting in the hospital area</p>	CITY RCMP	UFA
60	Beaufort Park perceived to be unsafe, and attended frequently by the RCMP	<p>Re-develop the park following CPTED principles</p> <p>Increase the presence of RCMP and bylaw enforcement in the hospital area</p> <p>Improve lighting in the hospital area</p>	CITY RCMP	UFA
61	Interesting greenspace and vegetation required in the hospital area	<p>Include space for community gardens in parks and open space in the hospital area</p> <p>Plan trees in the public realm especially along streets, walking paths, bicycle corridors in the hospital area</p>	CITY	UFA

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