



OFFICIAL COMMUNITY PLAN

PART B.12

General Hospital Area Neighbourhood Plan



Regina OCP – Part B

Part B.12 – General Hospital Area Neighbourhood Plan

1) Goal

The goal of this neighbourhood plan is to strike a balance between enhancing the viability of the residential community while enabling the hospital to meet the needs of the Regina Qu'Appelle Health Region in accordance with its mandate to provide tertiary health services to residents of Regina and southern Saskatchewan.

2) Objectives

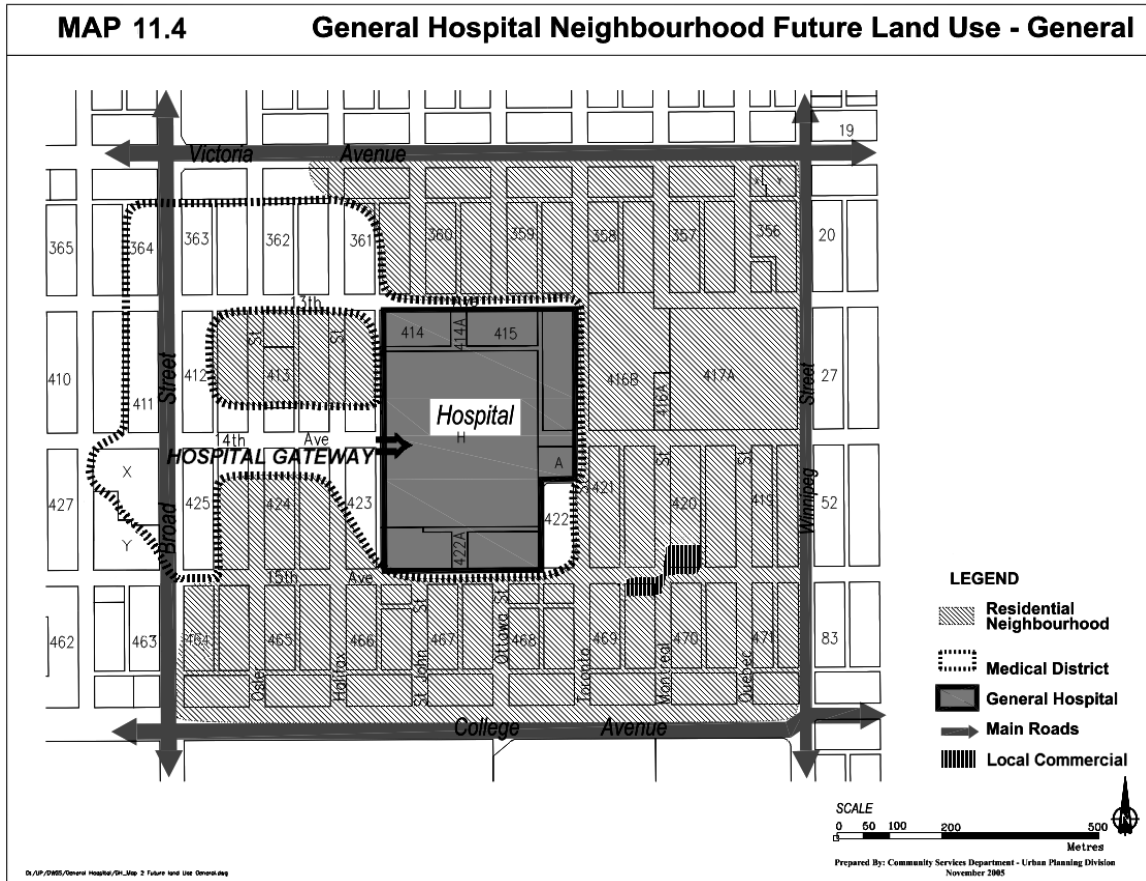
The following objectives have been developed to address the specific needs of the General Hospital area:

- a) To direct the location of future medical related development to locations consistent with preservation of the residential character of the area;
- b) To enable the redevelopment of the former St. Joseph school site for residential use;
- c) To minimize the parking impacts generated by General Hospital staff and visitors;
- d) To improve traffic circulation in the area by finding better ways to direct hospital related traffic to their appropriate destinations; and
- e) To improve the interface between the hospital and adjacent residential properties.

3) Medical District

This plan proposes the creation of a Medical District to provide guidance for the location of hospital expansion and other medical related uses (e.g. medical offices, clinics and short term accommodations for hospital visitors) that may be proposed in the future. These uses will be directed to locations that are primarily non-residential at the periphery of the area, and will therefore not jeopardize the viability of the existing residential community.

The Medical District is shown on Map 11.4. This area is comprised of the Regina General Hospital, and a range of commercial, mixed uses and vacant lots. The lands within the medical district are zoned institutional (I), commercial (MAC, NC, D, C), or mixed use (MX). Most medical uses such as doctor's offices and clinics are accommodated within these zones, in addition to the other permitted residential and commercial uses which are allowed. However, future rezoning applications for land uses which are not currently accommodated such as medical laboratories in the MX zone would be considered on a case by case basis. Off-site parking for the hospital may be considered on the site at the northeast corner of 13th Avenue and Halifax Street, but not elsewhere.



This plan preserves future growth options for the hospital on their existing site, expanding the building onto the adjacent Block 422, and construction of standalone medical facilities elsewhere in the Medical District.

- a) That future medical related uses be directed to the Medical District shown on Map 11.4.
- b) That there be no encroachment of medical related land uses into the residential neighbourhood as shown on Map 11.4.
- c) Exceptions to the policies in this Part are only as follows:

Building	Address	Legal Description	Use to be Allowed
Existing Residence	1636 College Avenue	Lot 8, Block 465 Plan Old 33, Ext. 0 as described on Certificate of Title No. 90R24816	A specialty Medical Clinic to accommodate a maximum of four medical specialists.

4) Hospital Access

The General Hospital is located in the centre of the neighbourhood, and does not have direct access to arterial streets such as Broad Street, Victoria Avenue, College Avenue and

Winnipeg Street. Hospital traffic therefore impacts on the local residential streets within the neighbourhood.

This plan proposes to enhance the portion of 14th Avenue between Broad Street and the General Hospital as the gateway for visitors to the hospital, in order to direct visitor traffic to the main entrance, while limiting traffic on residential streets. In order to implement the gateway concept, co-operation between the City, Core Community Association and the Regina Qu'Appelle Health Region will be required. An example of the type of elements that may be considered is shown on Map 11.5. Supporting the gateway function for 14th Avenue will mean that priority be given for some municipal services (snow removal and landscaping). Existing emergency routes would be maintained and are appropriately marked.

- a) That a Hospital Gateway be established as part of the Medical District, along 14th Avenue using banners, signs, street furniture and architectural cues to direct visitors to the General Hospital.
- b) That emergency routes as shown on Map 11.6 be recognized as the preferred routes for emergency vehicles

5) Former St. Joseph's School Site

This plan recognizes and anticipates the reuse of the former St. Joseph's school site as shown on Map 11.6 on Toronto Street for residential redevelopment.

- a) That the former St. Joseph's school site accommodate medium density residential development.

6) Parking

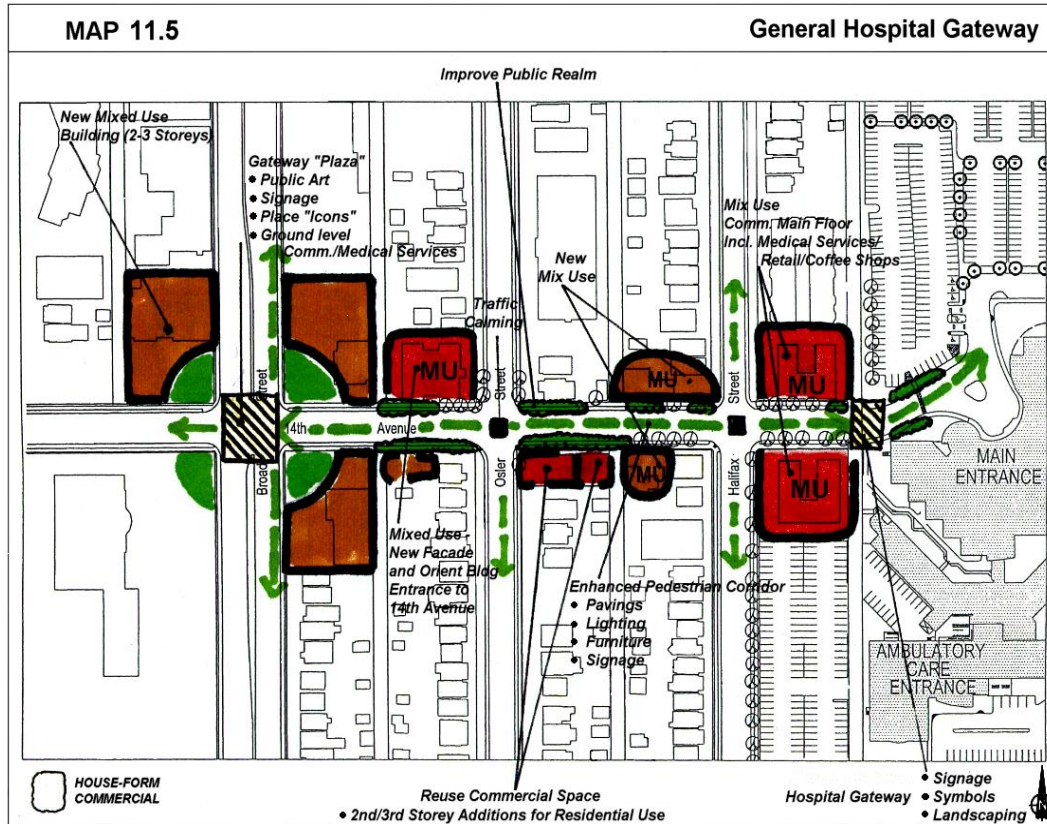
On-street parking in the neighbourhood is an issue affected by insufficient on-site parking for hospital staff and visitors as well as downtown users. On-street parking can be managed through parking enforcement and the residential parking permit system. The provision of an off-site hospital parking lot on the northeast corner of Halifax Street and 13th Avenue can be considered. Applications for off-site parking lots elsewhere in the Secondary Plan area are impractical or detrimental to the residential area and will not be considered.

- a) That sustained rigorous enforcement of parking near the General Hospital be maintained to discourage long term staff and visitor parking on the streets.
- b) That the Regina Qu'Appelle Health Region be encouraged to increase the supply of available off street parking for hospital employees and visitors within the Medical District as shown on Map 11.4.
- c) That the City's residential parking permit program be promoted in this neighbourhood.

7) Hospital/Residential Interface

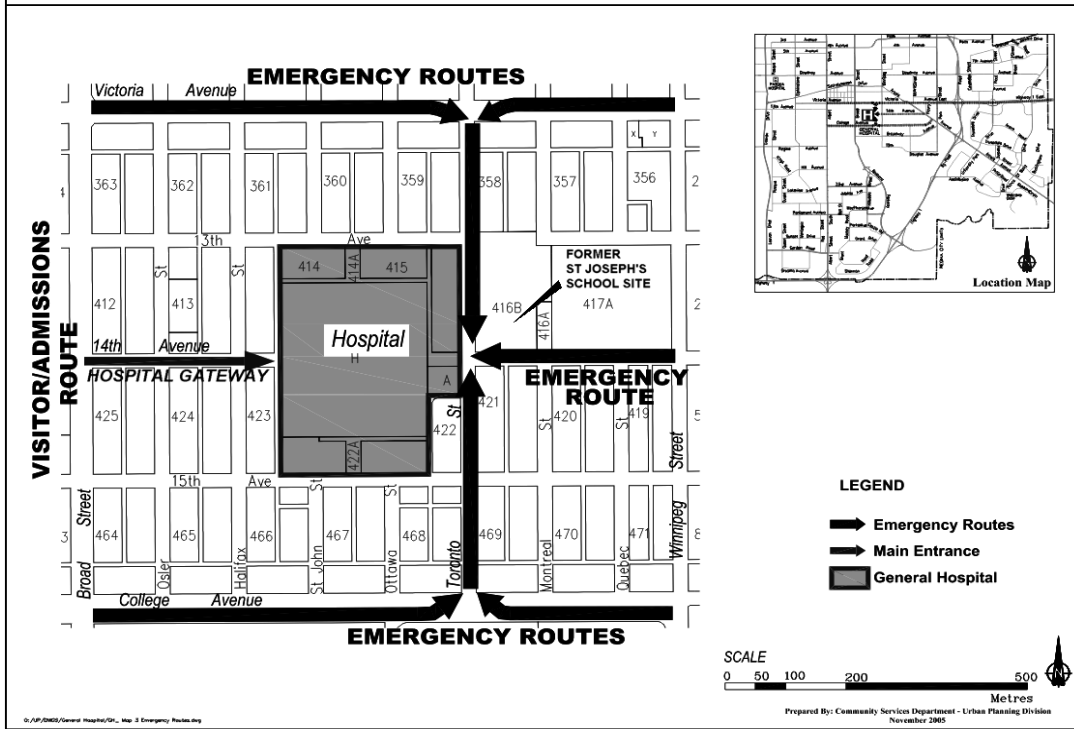
This plan recognizes the need to improve the interface between the hospital and the adjacent residential properties to enhance the residential character of the neighbourhood. A sample of landscaping opportunities identifying some possible landscape enhancements was prepared by the city and reviewed with the Regina Qu'Appelle Health Region (Map 11.7). If any additional development occurs on the hospital site, these enhancements would form the basis of a landscape plan. Development in Block 422 would require high standards of landscaping to ensure compatibility with the houses facing this site on Toronto Street.

- a) That the Regina Qu'Appelle Health Region be encouraged to install consistent fencing, paving and landscaping around the perimeter of the hospital site.
- b) That the Regina Qu'Appelle Health Region be encouraged to recognize and replace informal pathways throughout the site with pedestrian pathways.
- c) That the Medical District, which includes lands directly abutting the hospital on the west side of Toronto Street will require high standards of landscaping to ensure compatibility with the nearby residential uses.



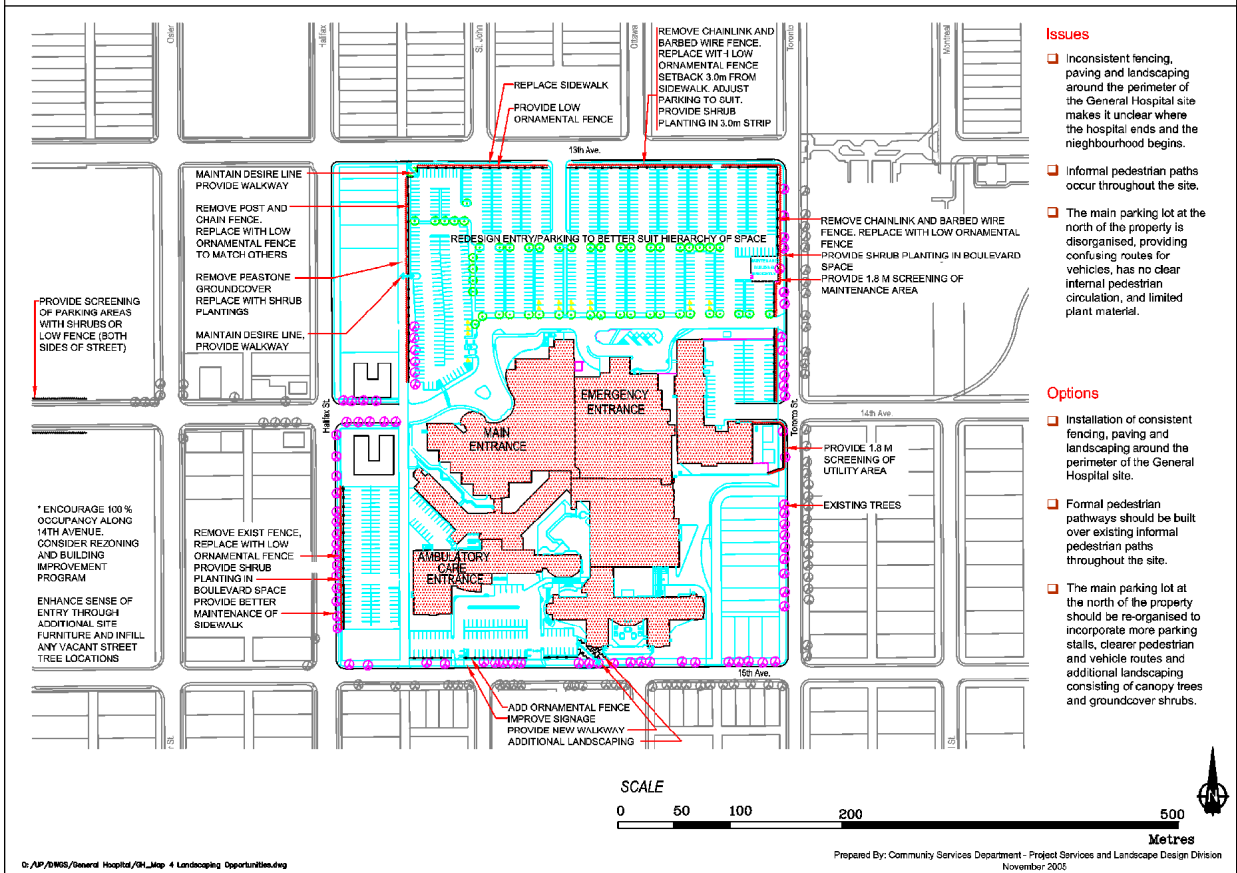
MAP 11.6

Visitor/Admission and Emergency Routes



MAP 11.7

Landscaping Opportunities



Issues

- ❑ Inconsistent fencing, paving and landscaping around the perimeter of the General Hospital site makes it unclear where the hospital ends and the neighbourhood begins.
- ❑ Informal pedestrian paths occur throughout the site.
- ❑ The main parking lot at the north of the property is disorganised, providing confusing routes for vehicles, has no clear informal pedestrian circulation, and limited plant material.

Options

- ❑ Installation of consistent fencing, paving and landscaping around the perimeter of the General Hospital site.
- ❑ Formal pedestrian pathways should be built over existing informal pedestrian paths throughout the site.
- ❑ The main parking lot at the north of the property should be re-organised to incorporate more parking stalls, clearer pedestrian and vehicle routes and additional landscaping consisting of canopy trees and groundcover shrubs.

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