



Traffic Demand Management

Principle:

Continue to implement and improve upon strategies to minimize vehicle traffic as described in Traffic Demand Management Report**

- Traffic Demand Management Report outlines strategies to reduce dependence on single occupant vehicle access to Royal Jubilee Hospital.
- Continue to implement strategies described in the report, monitor their success, and develop improvements as the hospital campus changes.

Encourage use of Public Transit

Principle:

Develop strategies and infrastructure to encourage use of public transit**

- Ensure proposed new transit route along Bay Street loops through hospital campus, and allows for stops at main building entrance, and at south end of Lee Avenue.
- Provide well lit pedestrian routes from transit stops to building entrances
- Provide safe, covered waiting areas for transit users

* design principles carried forward from Patient Care Centre design requirements

** design principles identified in Traffic Demand Management Report

ROYAL JUBILEE HOSPITAL

Master Plan

Vehicle Parking Strategy

Principle:

Develop a strategy for parkade access and location, concurrent with future building construction

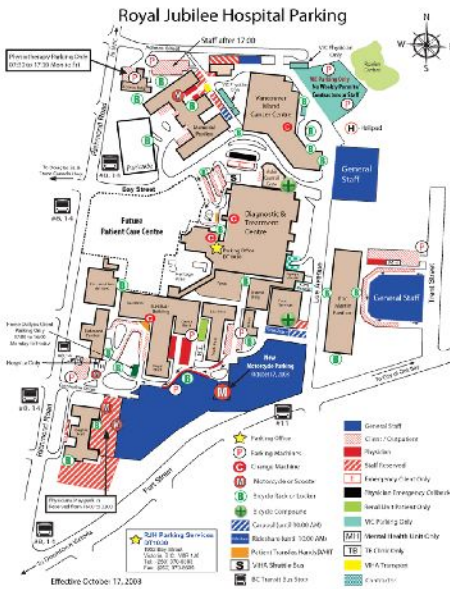
- Replace existing surface parking with structured parking, where suitable, as the hospital campus is further developed.
- Parking to be under new building construction where feasible.
- Parking to be in a dedicated above ground parking structure, screened by new hospital buildings.
- Access to structured parking to be clearly signed, especially if to be used by public and hospital visitors.
- New or redeveloped surface parking to use rainwater permeable paving system where suitable.

Improve Wayfinding System - Vehicles

Principle:

Develop clear signage and roadway marking system to assist in wayfinding**

- Ensure public access routes to hospital campus parking are clearly identified; especially for public and infrequent visitors.
- Ensure public and visitor parking areas are clearly and easily identifiable.



Existing Parking
Diagram



Delivery and Services Access

Principle:

Contain service areas to Lee Avenue*

- Utilize existing truck route access along Lee Avenue for building services access and loading. Future development to use existing truck route access points to site.
- Provide fire and emergency access to all future buildings as required by BC Building Code, and appropriate fire departments.
- Consider relocation of BC Ambulance Services to Royal Jubilee Hospital campus location



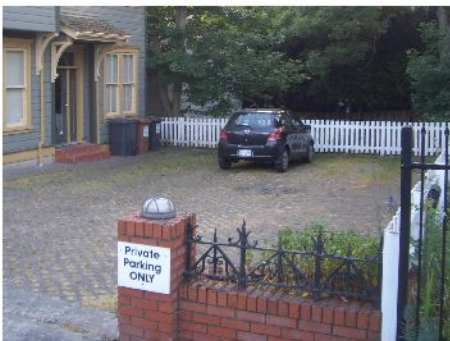
Shielded Parking

Principle:

Place large parking lots or structures behind some form of wall, adjacent to building it serves, and visible from building entrance.*

- Screen large parking elements behind buildings, landscaped earth berms, or shops. Animate ground level with arcades or activity areas adjacent to public spaces.
- Parking structure vehicle entrance to be easily identified, and adjacent to building entrances.
- Locate pedestrian access from parking elements so are adjacent to and clearly visible from building entrances.

* design principle adapted from *A Pattern Language*; Christopher Alexander and others, 1977



Small Parking Lots

Principle:

Provide small parking lots, surrounded by trees and buildings, in niche spaces where possible *

- Small parking lots (less than 7 stalls) do not read as "car dominated areas", and can suit short term or specific uses adjacent to entrances (doctors' parking for example)
- Utilizing small parking areas where required means less structured parking may be required.
- Small parking lots can be easily shaded with trees, reducing heat accumulation.

* design principle adapted from *A Pattern Language*; Christopher Alexander and others, 1977

* design principles carried forward from Patient Care Centre design requirements

** design principles identified in Traffic Demand Management Report

ROYAL JUBILEE HOSPITAL

Master Plan