



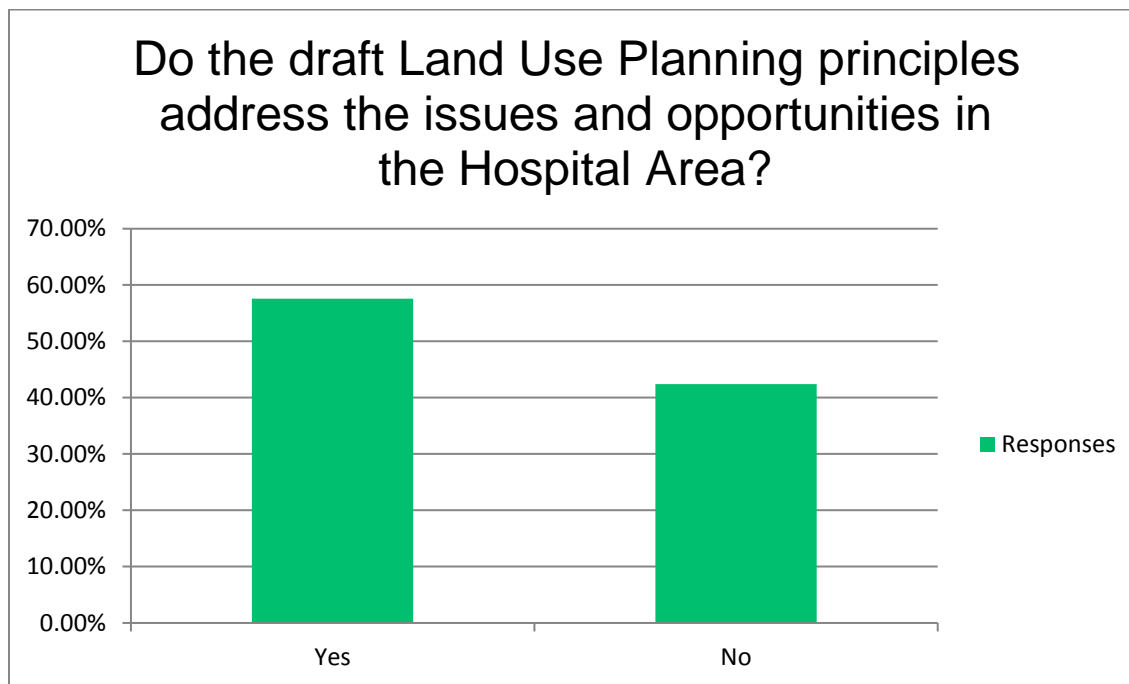
## HOSPITAL AREA PLAN – CONCEPTS AND OPTIONS

### ONLINE SURVEY – CONSOLIDATED COMMENTS

**SURVEY PERIOD: DECEMBER 01 TO 30, 2017**

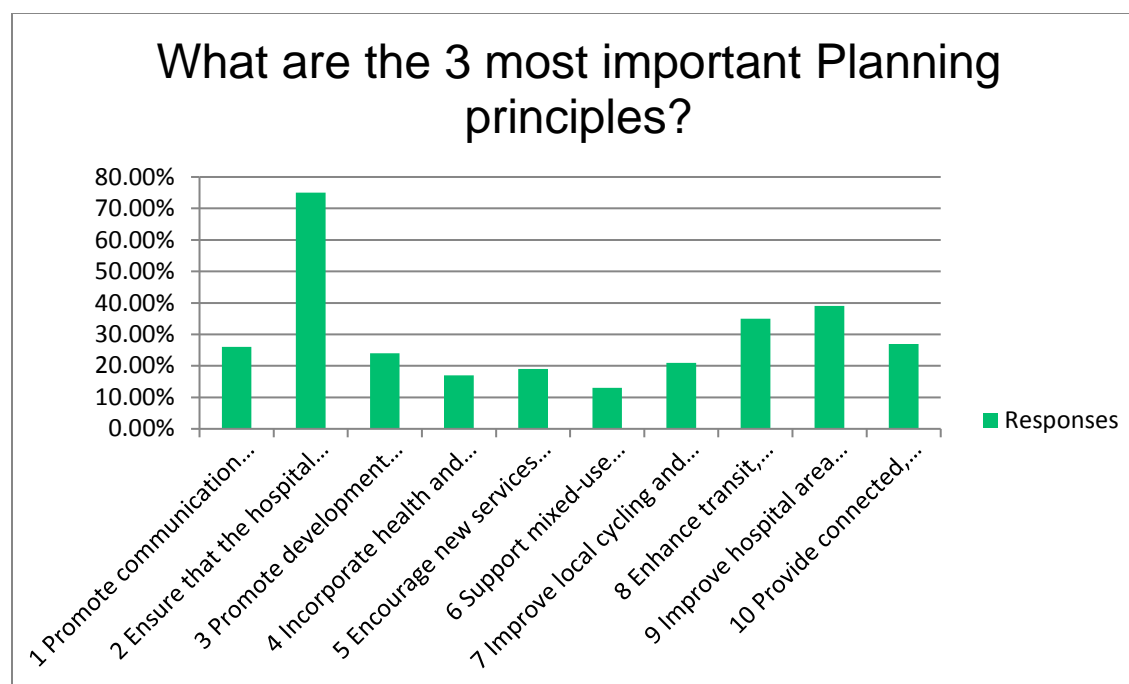
**TOTAL RESPONSES: 108**

**Q1. Do the draft Land Use Planning principles address the issues and opportunities in the Hospital Area?**



Answer Choices	Responses	
Yes	57.58%	57
No	42.42%	42
<b>Answered</b>		<b>99</b>
<b>Skipped</b>		<b>9</b>

## Q2. What are the 3 most important Planning principles?



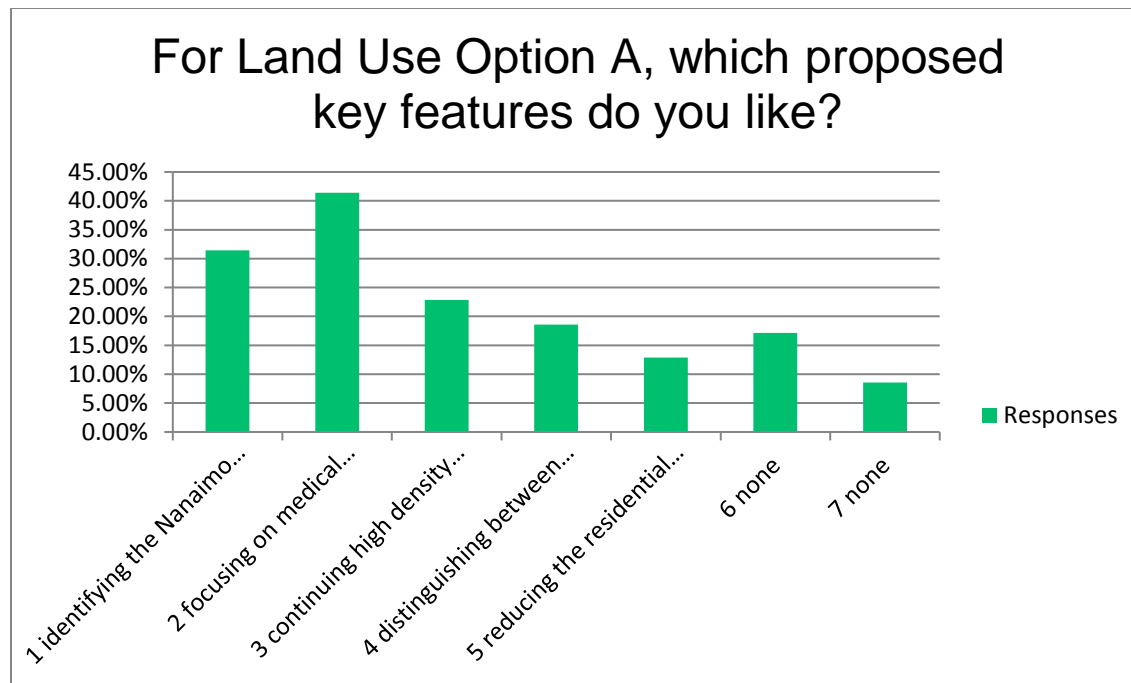
Answer Choices	Responses		Ranking
1 Promote communication with stakeholder agencies and neighbourhood representatives on development projects and public realm enhancements in the hospital area	26.00%	26	5
2 Ensure that the hospital area is a safe community for residents and daytime users of the hospital area at all hours of the day	75.00%	75	1
3 Promote development with amenities to enhance the character of the hospital area	24.00%	24	6
4 Incorporate health and wellness as an area-wide identity of the hospital area	17.00%	17	9
5 Encourage new services to complete and complement the existing services for residents and daytime users of the hospital area	19.00%	19	8
6 Support mixed-use developments in the urban node with ground floor commercial uses and office and residential uses above	13.00%	13	10
7 Improve local cycling and pedestrian infrastructure and improve connections to the broader active transportation networks	21.00%	21	7
8 Enhance transit, especially for NRGH employees	35.00%	35	3
9 Improve hospital area infrastructure for the benefit of residents and daytime users	39.00%	39	2
10 Provide connected, interesting, safe, inviting and green open space within in the hospital area for residents and daytime users of the hospital area	27.00%	27	4
Answered		100	
Skipped		8	

**Q3. Are there principles that should be modified, removed, or added?**

<b>Title</b>	<b>Number of Mentions</b>
Address vehicle parking	28
Improve vehicle traffic network and safety	7
Limit development and maintain residential feel	3
Principles are unclear	3
Covered by Principle 7	3
OK as is	2
Support the NRGH	1
Promote diversity	1
Remove Principle 3	1

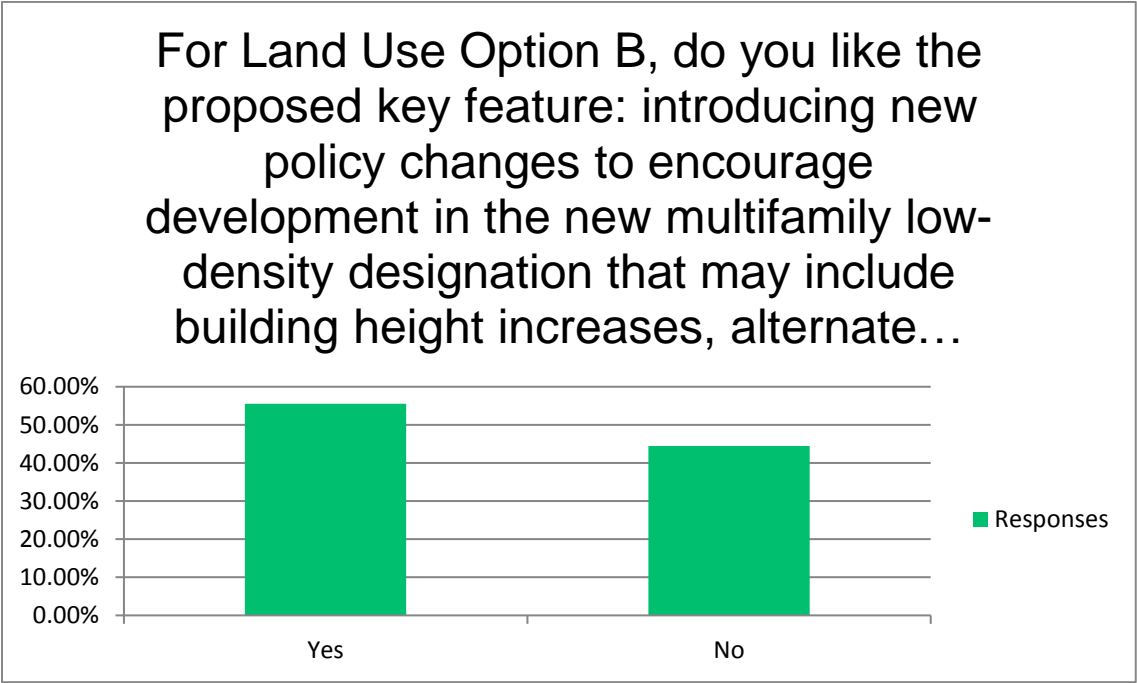
<b>Answered</b>	<b>51</b>
<b>Skipped</b>	<b>57</b>

**Q4. For Land Use Option A, which proposed key features do you like?**



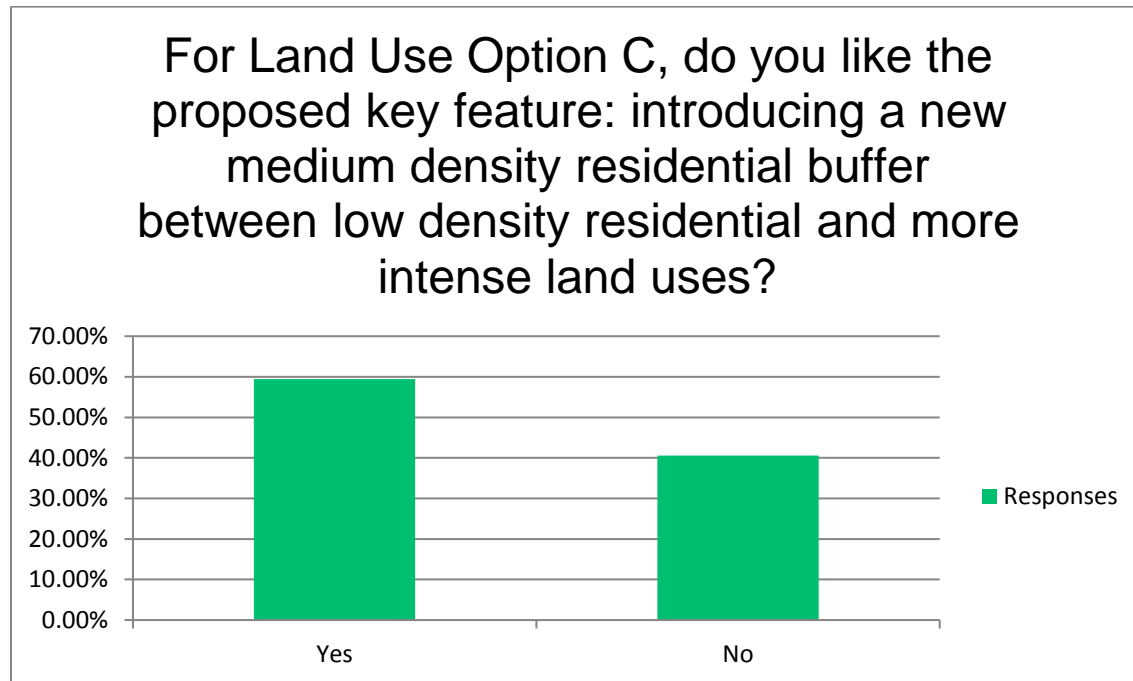
Answer Choices	Responses		Ranking
1 identifying the Nanaimo Regional General Hospital and former Dufferin Elementary School sites	31.43%	22	2
2 focusing on medical service, commercial, and high density residential development near the Dufferin Crescent / Boundary Avenue / Crescent intersection	41.43%	29	1
3 continuing high density residential development adjacent to the Hospital and the Mixed Use Health designated lands	22.86%	16	4
4 distinguishing between mixed use and residential corridor designations	18.57%	13	5
5 reducing the residential density along the Crescent View Corridor	12.86%	9	6
6 none	25.71%	18	3
<b>Answered</b>		<b>70</b>	
<b>Skipped</b>		<b>38</b>	

**Q5. For Land Use Option B, do you like the proposed key feature: introducing new policy changes to encourage development in the new multifamily low-density designation that may include building height increases, alternate yard setbacks, additional lot coverage, or design guidelines?**



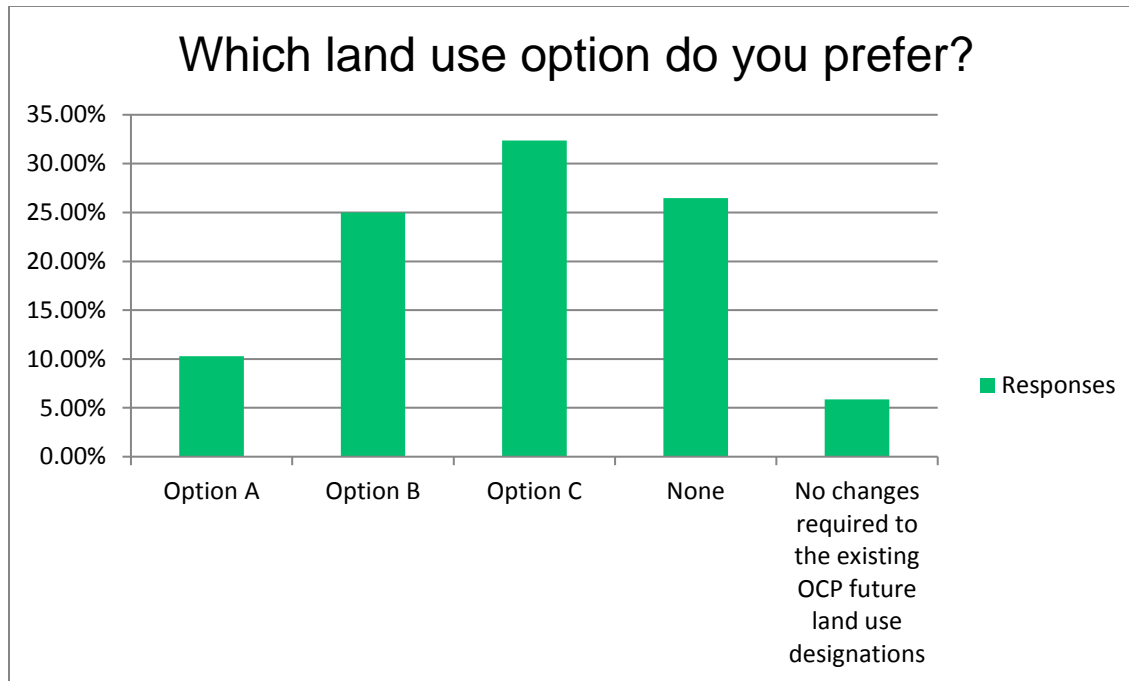
Answer Choices	Responses	
Yes	55.56%	40
No	44.44%	32
Answered		72
Skipped		36

**Q6. For Land Use Option C, do you like the proposed key feature: introducing a new medium density residential buffer between low density residential and more intense land uses?**



Answer Choices	Responses	
Yes	59.46%	44
No	40.54%	30
Answered		74
Skipped		34

### Q7. Which land use option do you prefer?



Answer Choices	Responses		Ranking
Option A	10.29%	7	4
Option B	25.00%	17	3
Option C	32.35%	22	1
None	26.47%	18	2
No changes required to the existing OCP future land use designations	5.88%	4	5
Answered		68	
Skipped		40	

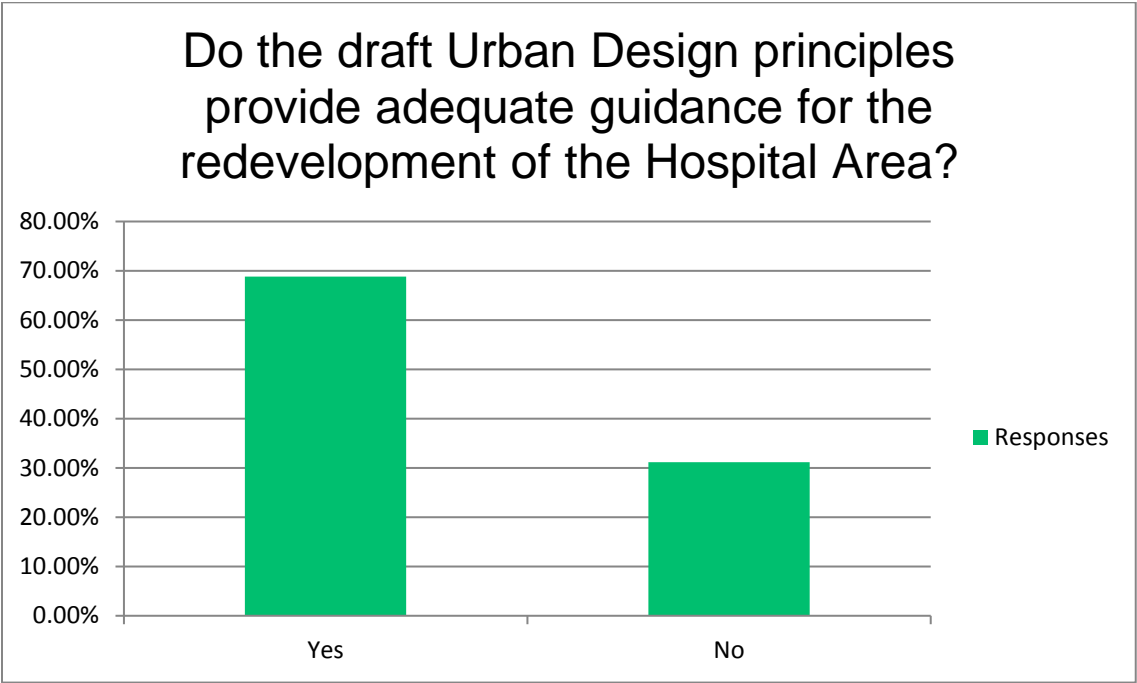
**Q8. Do you have any comments about questions 1 to 7?**

<b>Title</b>	<b>Number of Mentions</b>
Address vehicle parking	12
Limit density	8
Add infrastructure including sidewalks	4
Maintain existing single family neighbourhoods	3
Improve vehicle traffic network and safety	3
Focus on medical, health, wellness services	2
Promote diversity	1
Maximize density around hospital	1
Need more schools	1
No further comments	1

<b>Answered</b>	<b>28</b>
<b>Skipped</b>	<b>80</b>

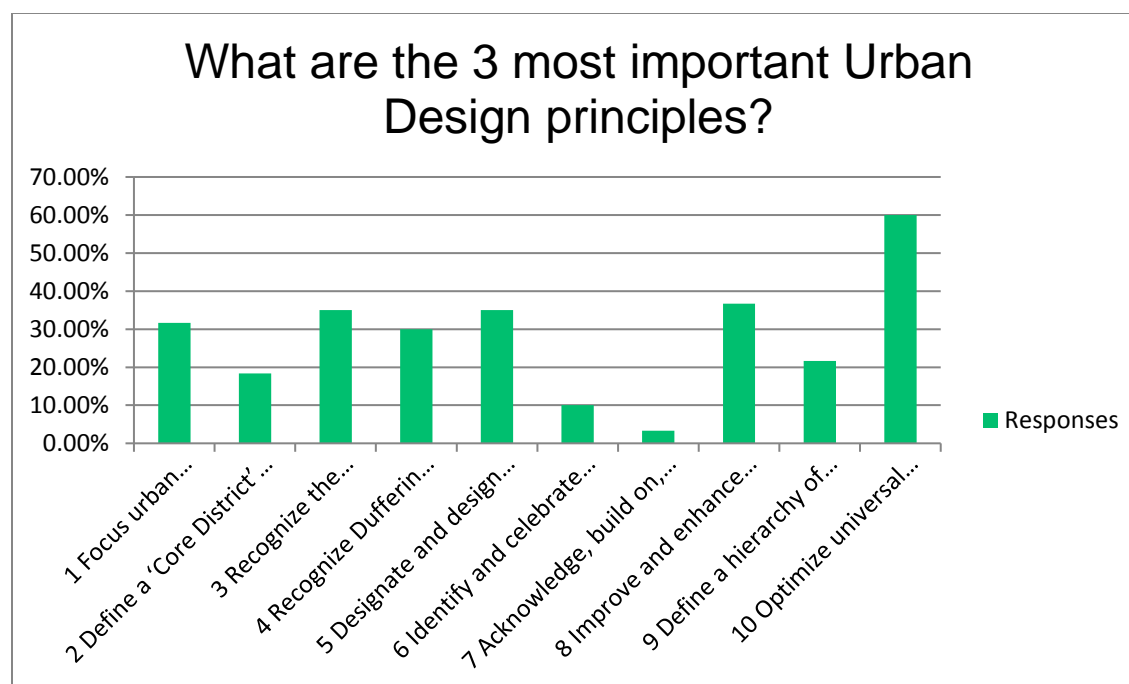


**Q9. Do the draft Urban Design principles provide adequate guidance for the redevelopment of the Hospital Area?**



Answer Choices	Responses	
Yes	68.85%	42
No	31.15%	19
Answered		61
Skipped		47

## Q10. What are the 3 most important Urban Design principles?



Answer Choices	Responses		Ranking
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.	31.67%	19	4
2 Define a 'Core District' that will be the focus of the most intense urban design and streetscape enhancements/interventions.	18.33%	11	7
3 Recognize the intersection of Dufferin Crescent and Boundary Avenue as the precinct's principal 'Activity Node' and 'Core Intersection'.	35.00%	21	3
4 Recognize Dufferin Crescent as the principal street along its corridor, and organize the urban design framework.	30.00%	18	5
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.	35.00%	21	3
6 Identify and celebrate the key 'Gateways' or principal entrances into the precinct.	10.00%	6	8
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.	3.33%	2	9

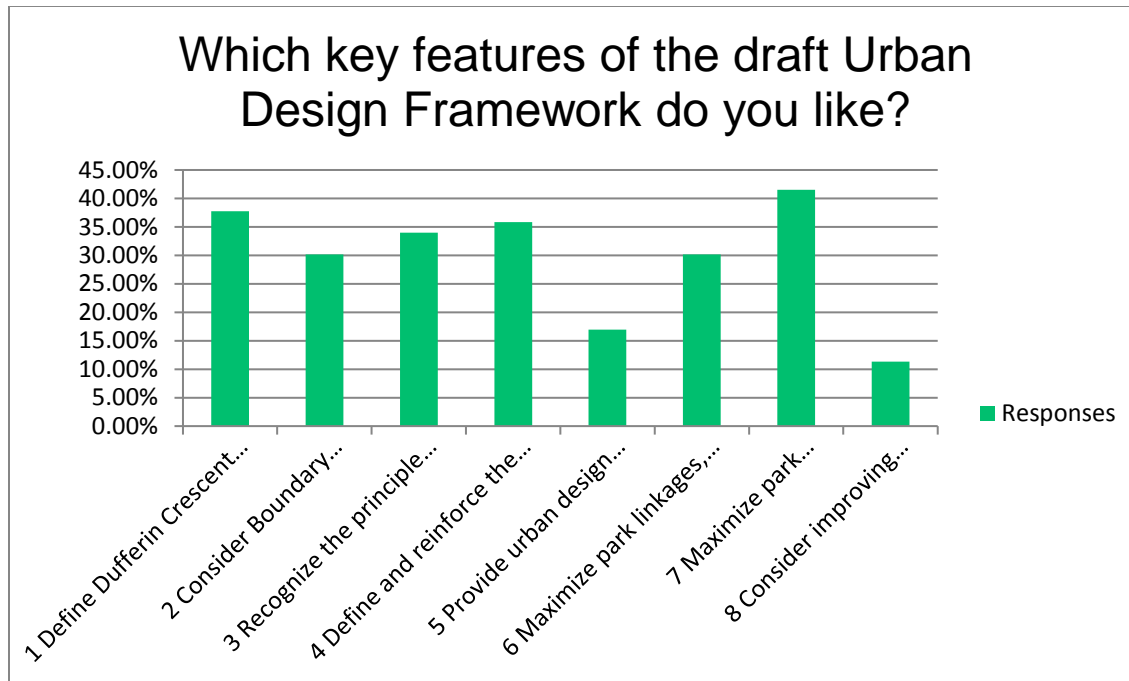
8 Improve and enhance access to, visibility of, and connectivity between existing public parks. Identify, improve, enhance and extend existing public right-of-way pedestrian connections to public parks, including existing unused routes.	36.67%	22	2
9 Define a hierarchy of future streetscape treatments: 'Main Street' (e.g. Dufferin Crescent between Boundary Avenue and Grant Avenue)'Collector Street' (e.g. Dufferin Crescent outside High Street section, and Boundary Avenue)'Greenway Street' (e.g. Crescent View Drive)'Wellness Loop' streetscape (e.g. on the streets surrounding the Hospital campus)	21.67%	13	6
10 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.	60.00%	36	1
<b>Answered</b>		<b>60</b>	
<b>Skipped</b>		<b>48</b>	

**Q11. Are there principles that should be modified, removed, or added?**

<b>Title</b>	<b>No. of Mentions</b>
Address vehicle parking	8
Improve pedestrian infrastructure	3
Improve vehicle traffic network and safety	2
Focus on basic infrastructure and services	1
Improve connectivity to other parts of the city	1
Preserve school sites for future use	1
Improve transit	1
Increase green space	1
N/A	1

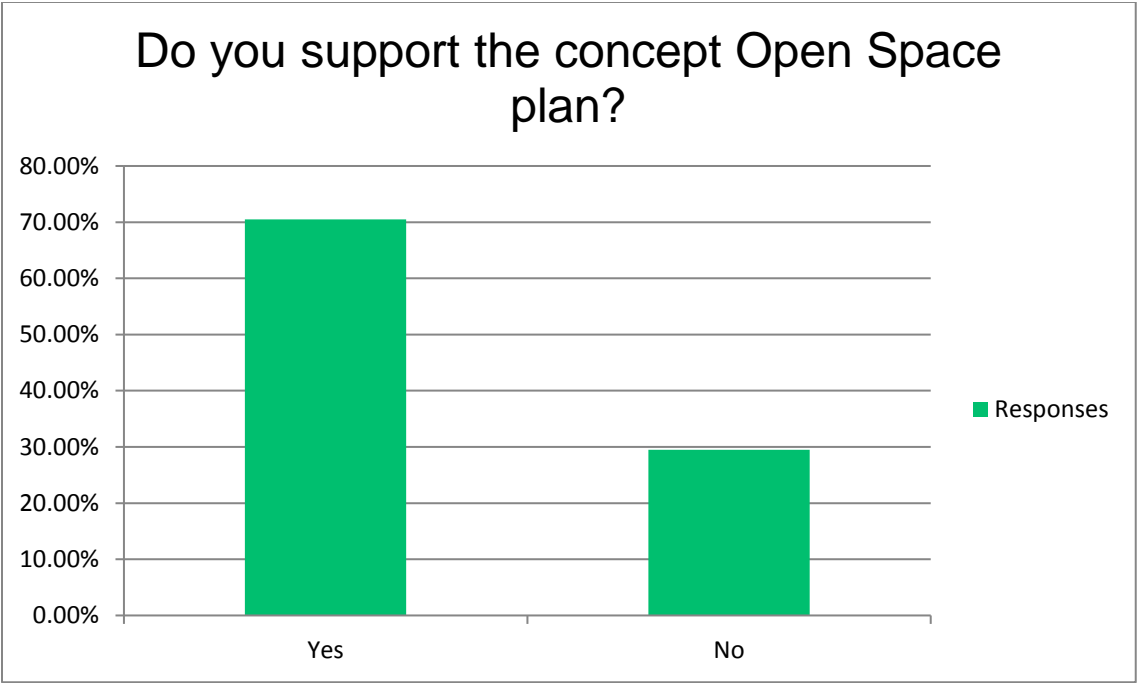
<b>Answered</b>	<b>17</b>
<b>Skipped</b>	<b>91</b>

**Q12. Which key features of the draft Urban Design Framework do you like?**



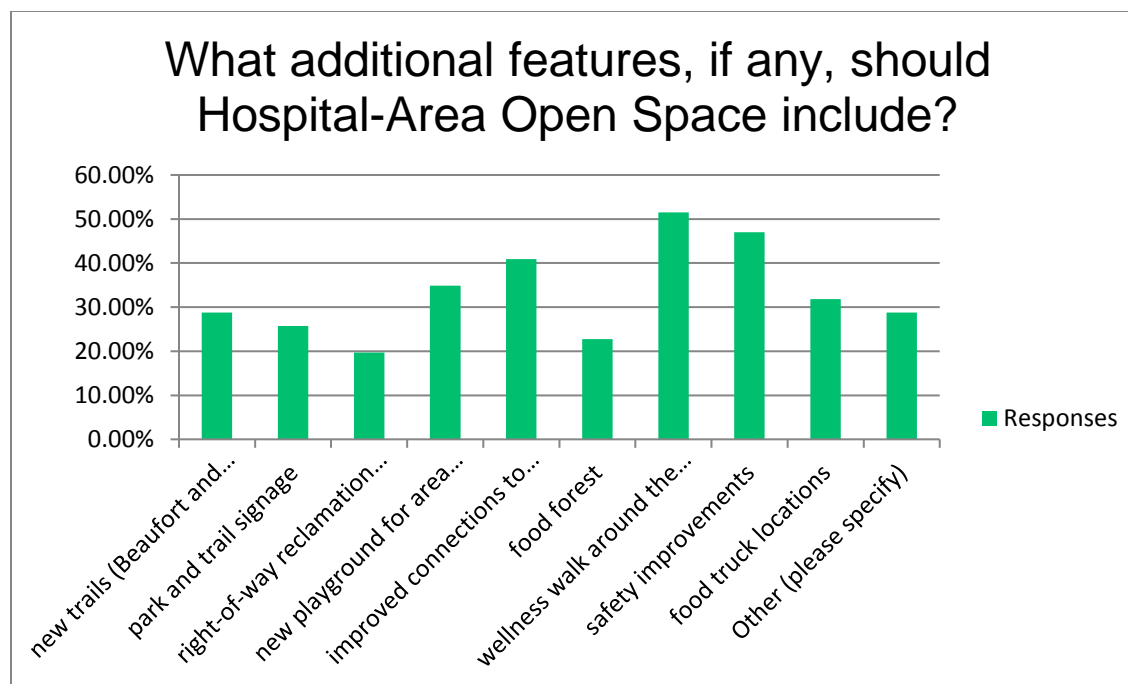
Answer Choices	Responses		Ranking
1 Define Dufferin Crescent East as a Main Street. Provide the highest level of urban design and streetscape enhancements.	37.74%	20	2
2 Consider Boundary Avenue / Crescent as the north / south axis and provide a high level of urban design and streetscape enhancements.	30.19%	16	5
3 Recognize the principle activity node / core intersection.	33.96%	18	4
4 Define and reinforce the four cardinal Hospital area gateways.	35.85%	19	3
5 Provide urban design and streetscape enhancements along the Dufferin Crescent spine.	16.98%	9	6
6 Maximize park linkages reclaim right-of-way links and reinforce the Seafield Heights radial pattern.	30.19%	16	5
7 Maximize park connectivity, permeability, and overlook.	41.51%	22	1
8 Consider improving Crescent View Drive as a Greenway.	11.32%	6	7
	<b>Answered</b>	<b>53</b>	
	<b>Skipped</b>	<b>55</b>	

Q13. Do you support the concept Open Space plan?



Answer Choices	Responses	
Yes	70.49%	43
No	29.51%	18
Answered		61
Skipped		47

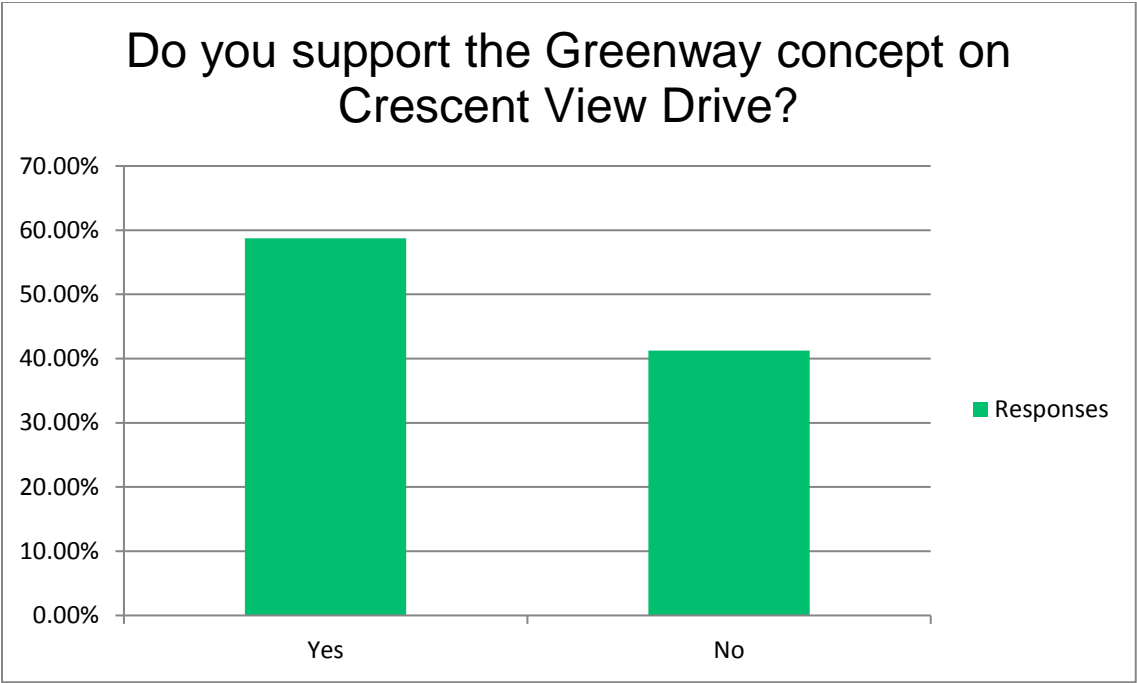
**Q14. What additional features, if any, should Hospital-Area Open Space include?**



Answer Choices	Responses	Ranking
new trails (Beaufort and Korum Parks)	28.79% 19	6
park and trail signage	25.76% 17	7
right-of-way reclamation (Beaufort Park)	19.70% 13	9
new playground for area residents and daytime visitors to the Hospital Area	34.85% 23	4
improved connections to existing cycling and pedestrian networks	40.91% 27	3
food forest	22.73% 15	8
wellness walk around the hospital site	51.52% 34	1
safety improvements	46.97% 31	2
food truck locations	31.82% 21	5
Other (please specify)	28.79% 19	6
<b>Answered</b>		<b>66</b>
<b>Skipped</b>		<b>42</b>

OTHER SPECIFIED		
Title	No. of Mentions	
Address vehicle parking	10	
Improve pedestrian infrastructure	4	
Greenspace	4	
Street and pedestrian-scale lighting	2	
Need grocery store	1	
Improve cycling routes	1	

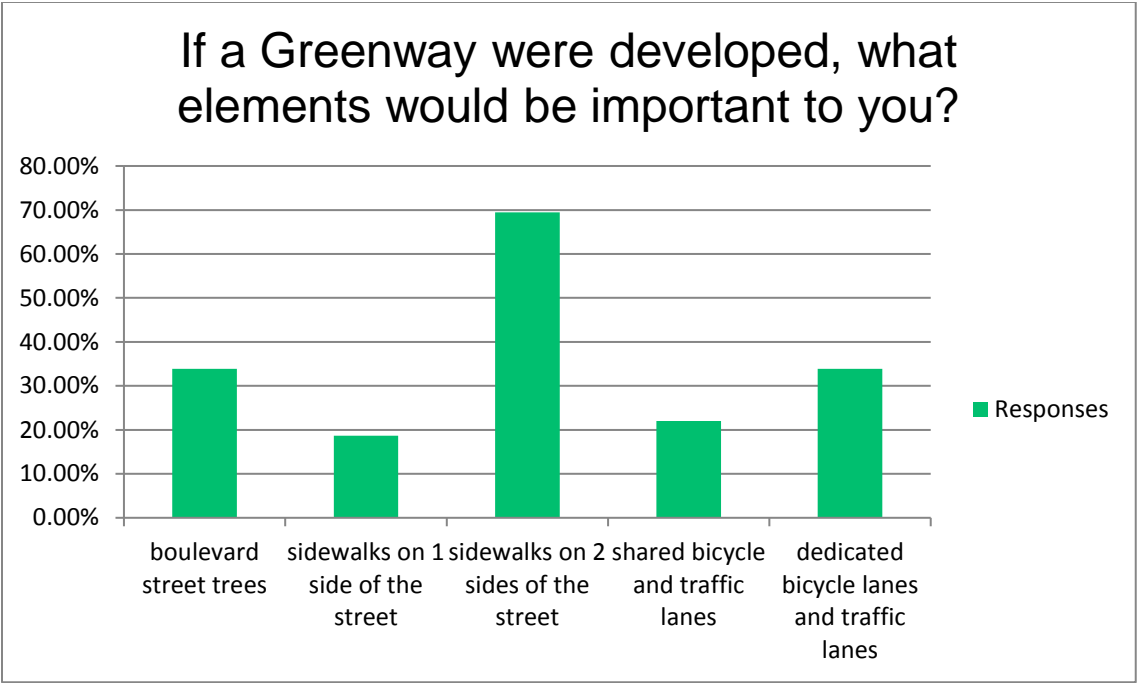
Q15. Do you support the Greenway concept on Crescent View Drive?



Answer Choices	Responses	
Yes	58.73%	37
No	41.27%	26
Answered		63
Skipped		45

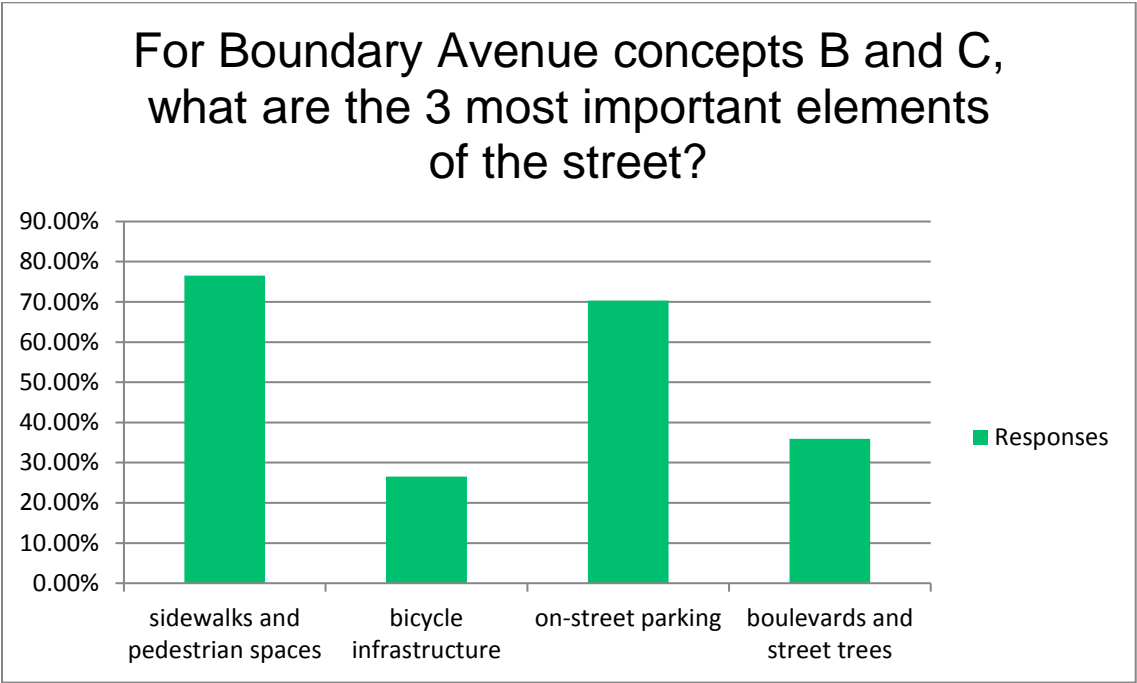


Q16. If a Greenway were developed, what elements would be important to you?



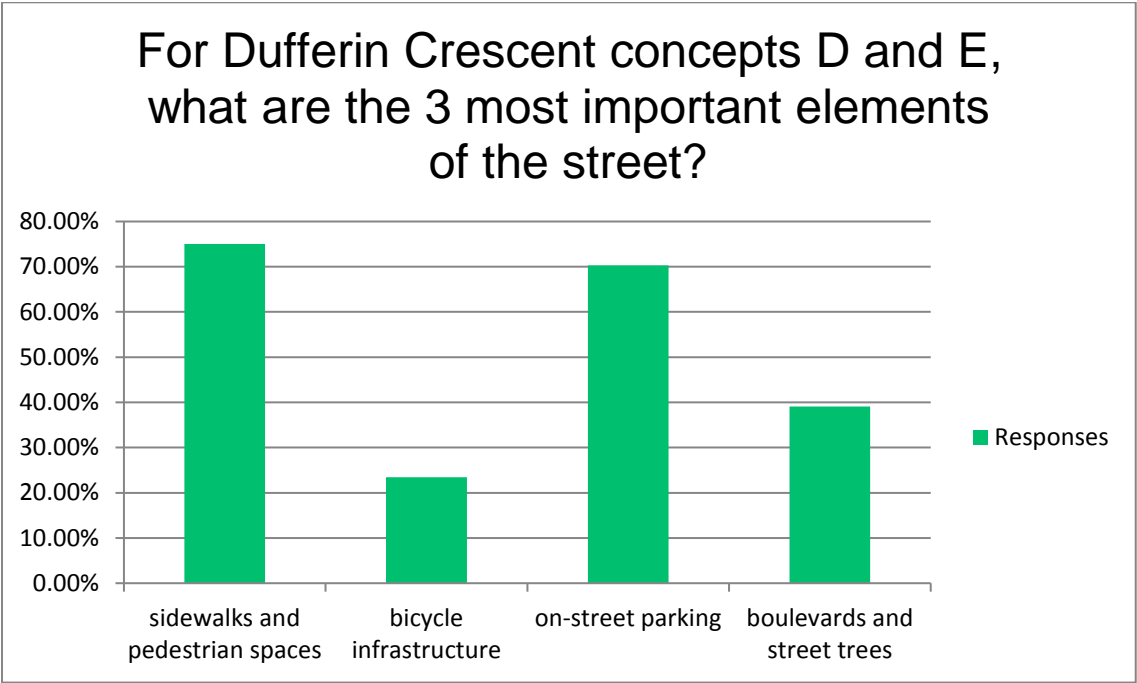
Answer Choices	Responses		Ranking
boulevard street trees	33.90%	20	2
sidewalks on 1 side of the street	18.64%	11	4
sidewalks on 2 sides of the street	69.49%	41	1
shared bicycle and traffic lanes	22.03%	13	3
dedicated bicycle lanes and traffic lanes	33.90%	20	2
Answered		59	
Skipped		49	

Q17. For Boundary Avenue concepts B and C, what are the 3 most important elements of the street?



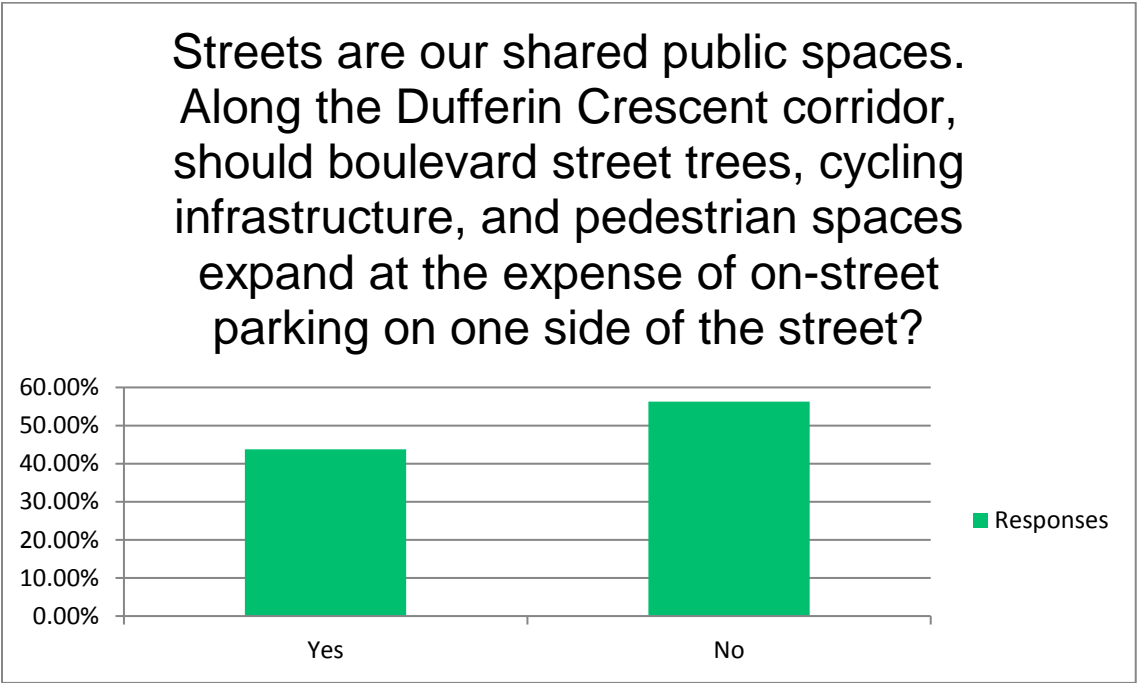
Answer Choices	Responses		Ranking
sidewalks and pedestrian spaces	76.56%	49	1
bicycle infrastructure	26.56%	17	4
on-street parking	70.31%	45	2
boulevards and street trees	35.94%	23	3
Answered		64	
Skipped		44	

Q18. For Dufferin Crescent concepts D and E, what are the 3 most important elements of the street?



Answer Choices	Responses		Ranking
sidewalks and pedestrian spaces	75.00%	48	1
bicycle infrastructure	23.44%	15	4
on-street parking	70.31%	45	2
boulevards and street trees	39.06%	25	3
Answered		64	
Skipped		44	

**Q19. Streets are our shared public spaces. Along the Dufferin Crescent corridor, should boulevard street trees, cycling infrastructure, and pedestrian spaces expand at the expense of on-street parking on one side of the street?**



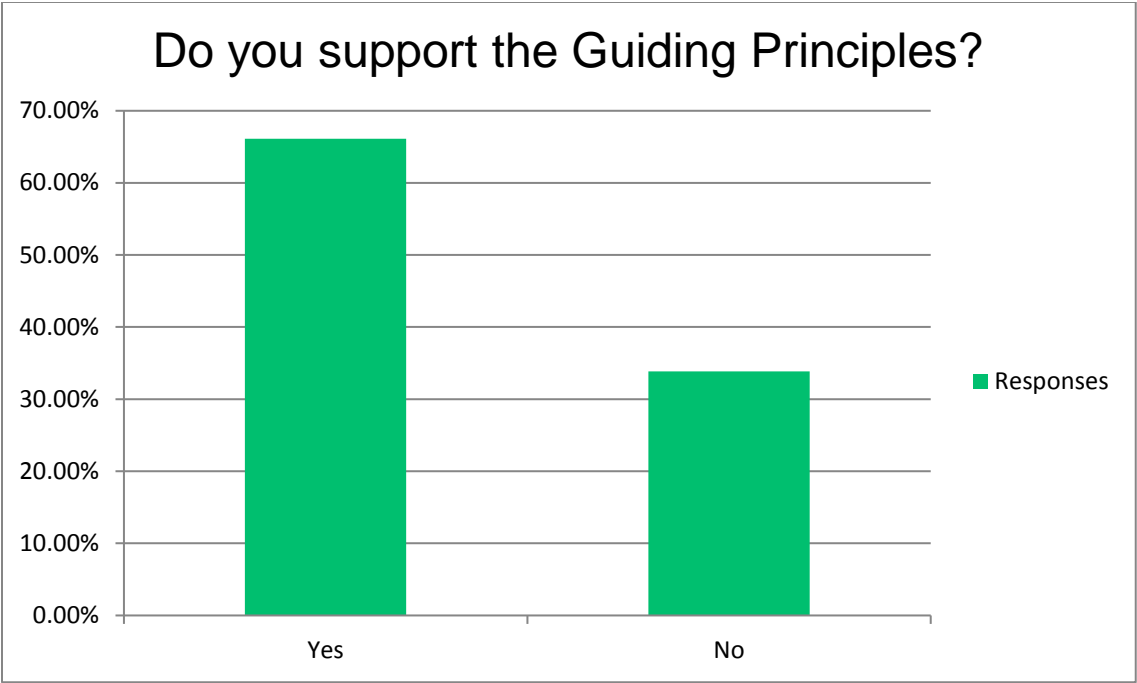
Answer Choices	Responses	
Yes	43.75%	28
No	56.25%	36
Answered		64
Skipped		44

**Q20. Any comments about Urban Design and Transportation questions 9 to 19?**

<b>Title</b>	<b>No. of Mentions</b>
Address vehicle parking	25
Keep parking spots instead of trees/bike lanes	8
Separate bicycles and traffic	5
Improve vehicle traffic network and safety	5
Construct more sidewalks throughout neighbourhood	3
Leave beautification to property owners	2
Improve gateway intersection safety	2
Accommodate transit enhancements	1
Monitor use of bike lanes	1
Reduce crime	1

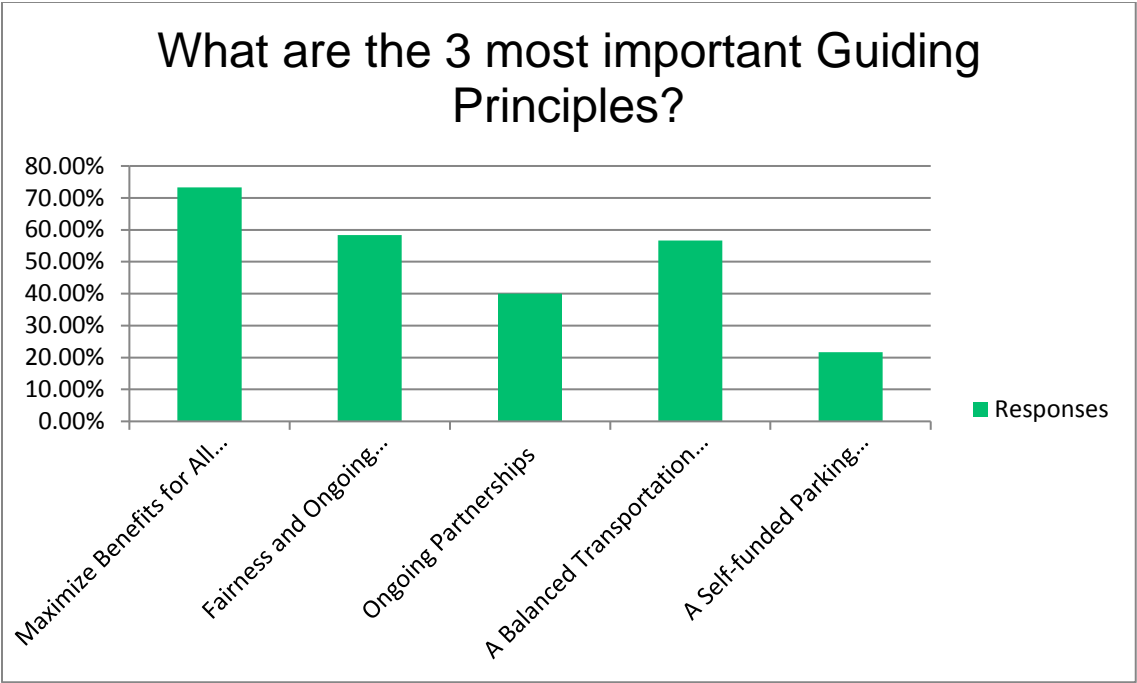
<b>Answered</b>	<b>32</b>
<b>Skipped</b>	<b>76</b>

Q21. Do you support the Guiding Principles?



Answer Choices	Responses	
Yes	66.13%	41
No	33.87%	21
Answered		62
Skipped		46

Q22. What are the 3 most important Guiding Principles?



Answer Choices	Responses		Ranking
Maximize Benefits for All Users	73.33%	44	1
Fairness and Ongoing Customer Service	58.33%	35	2
Ongoing Partnerships	40.00%	24	4
A Balanced Transportation System	56.67%	34	3
A Self-funded Parking System	21.67%	13	5
Answered		60	
Skipped		48	

**Q23. Are there principles that should be modified, removed, or added?**

<b>Title</b>	<b>No. of Mentions</b>
Acknowledge peoples' need/choice to park at the hospital	9
Provide free on-street parking	5
Hospital should build a multi-level parkade	5
Ensure parking is affordable	3
Reduce impact of parking on neighbourhood streets	3
Provide free parking at hospital	3
Provide more parking	2
Make residents' needs/desires a priority	2
Hospital should provide parking solutions for its employees	2
Require area developments to supply adequate parking	1
Construct more sidewalks throughout neighbourhood	1
Improve transit options	1
Remove Principle #4	1

**Answered 23**  
**Skipped 85**

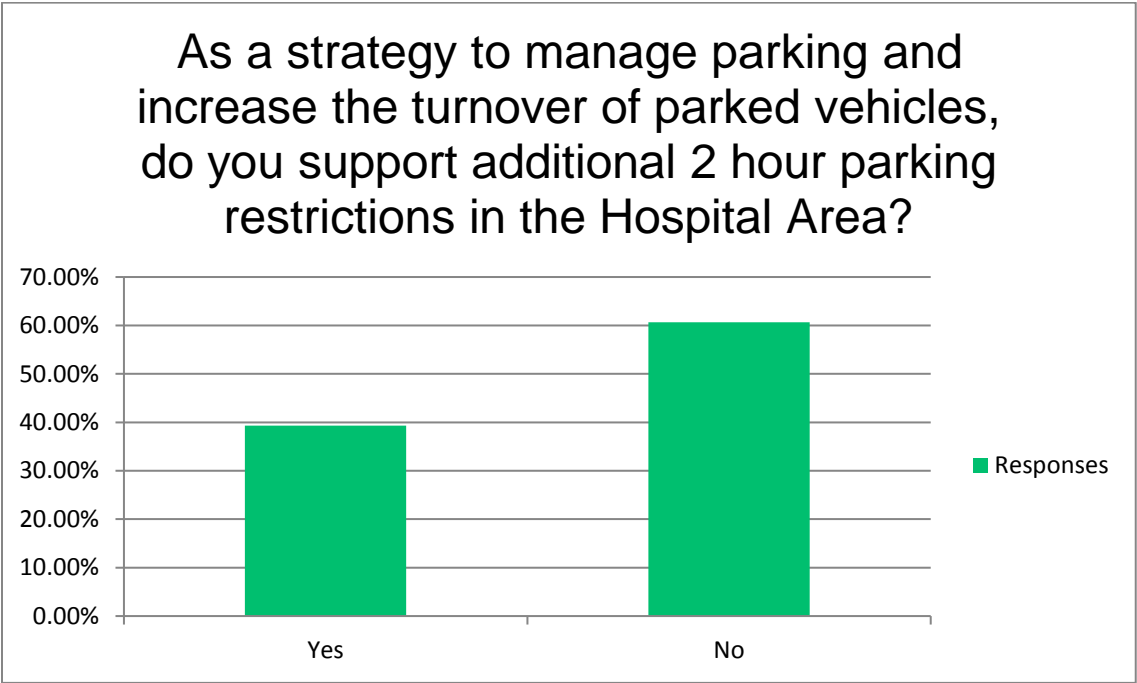


Q24. As a strategy to manage parking and increase the turnover of parked vehicles, do you support pricing on-street parking in the Hospital Area?



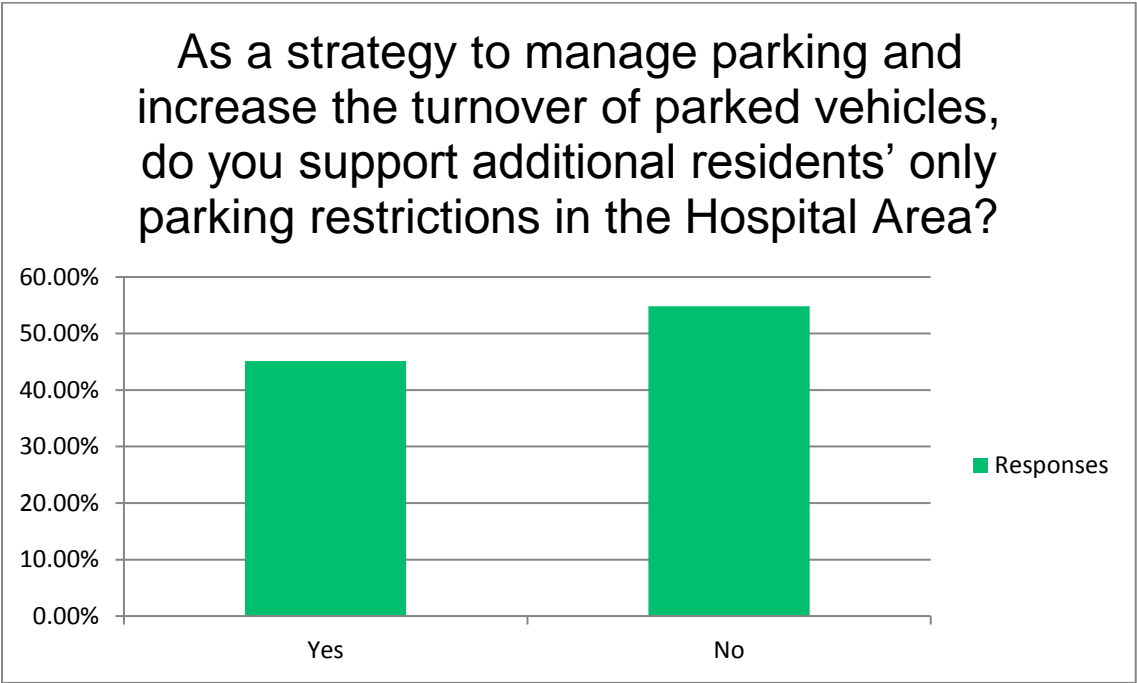
Answer Choices	Responses	
Yes	36.67%	22
No	63.33%	38
Answered		60
Skipped		48

Q25. As a strategy to manage parking and increase the turnover of parked vehicles, do you support additional 2 hour parking restrictions in the Hospital Area?



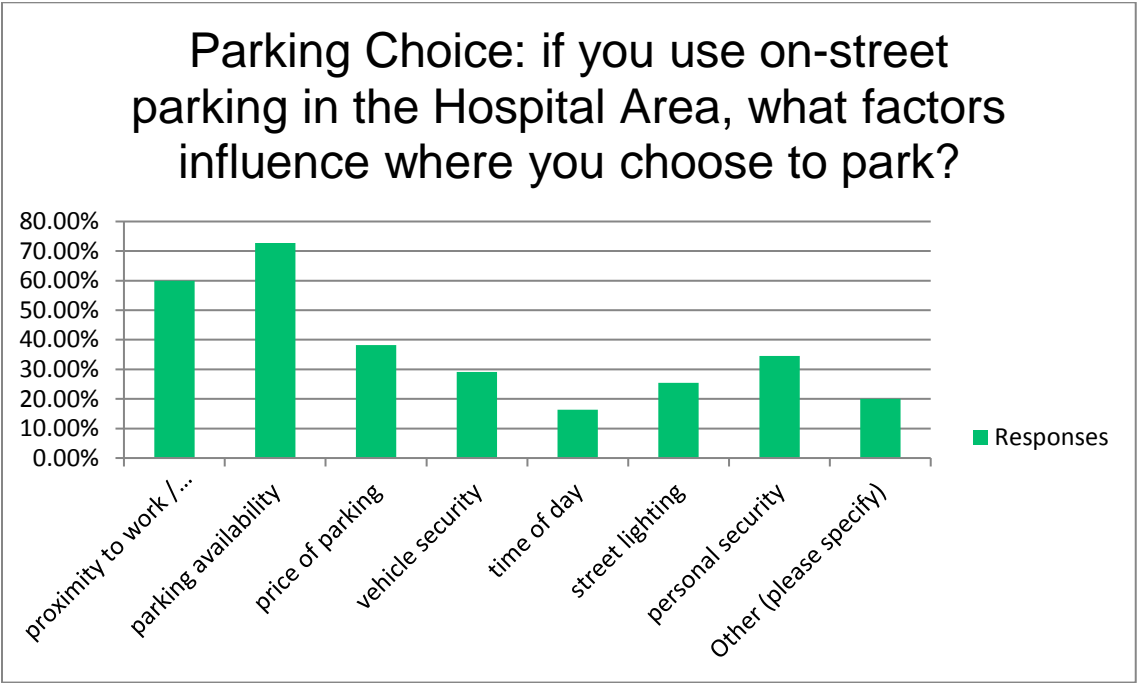
Answer Choices	Responses	
Yes	39.34%	24
No	60.66%	37
Answered		61
Skipped		47

Q26. As a strategy to manage parking and increase the turnover of parked vehicles, do you support additional residents' only parking restrictions in the Hospital Area?



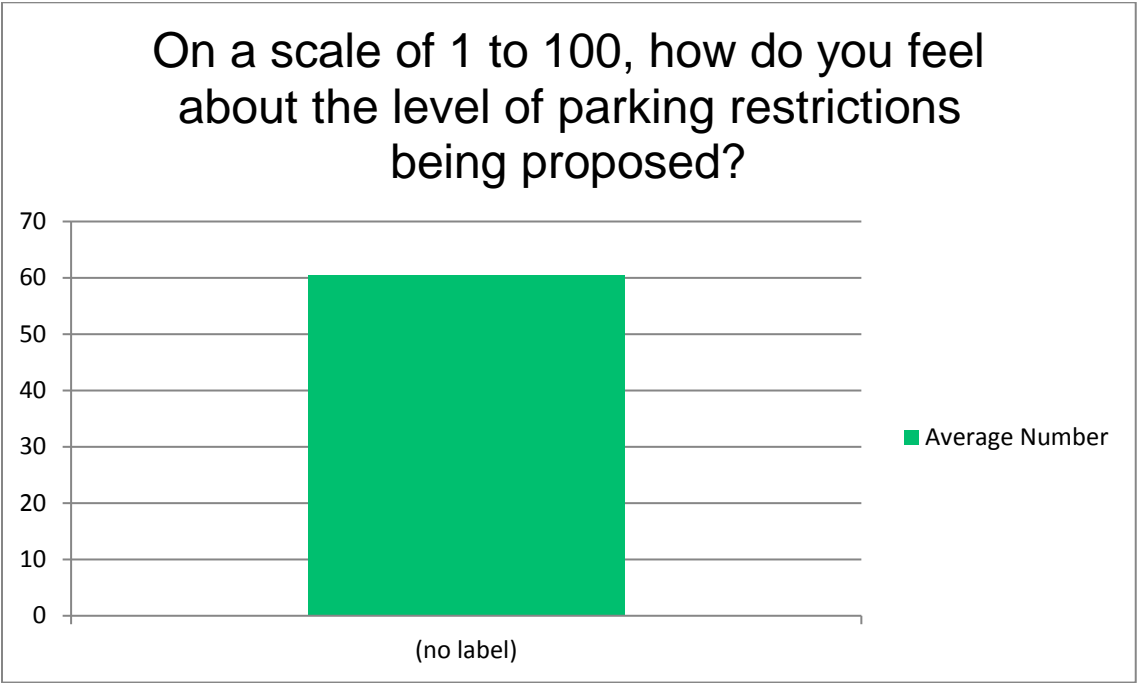
Answer Choices	Responses	
Yes	45.16%	28
No	54.84%	34
Answered		62
Skipped		46

Q27. Parking Choice: if you use on-street parking in the Hospital Area, what factors influence where you choose to park?



Answer Choices	Responses		Ranking
proximity to work / home	60.00%	33	2
parking availability	72.73%	40	1
price of parking	38.18%	21	3
vehicle security	29.09%	16	5
time of day	16.36%	9	8
street lighting	25.45%	14	6
personal security	34.55%	19	4
Other (please specify)	20.00%	11	7
Answered		55	
Skipped		53	

Q28. On a scale of 1 to 5, how do you feel about the level of parking restrictions being proposed?



Answer Choices	Average Number	Responses
	60.5	
		Answered 60
		Skipped 48

**Q29. Please provide any further comments that you may have regarding parking in the Hospital Area.**

<b>Titles</b>	<b>No. of Mentions</b>
Hospital should build a multi-level parkade	7
Parking at NRGH should be free	5
Increase free parking	4
Increase transit service	3
Re-evaluate impacts to neighbourhood streets	3
Residents only parking 4pm-8am	3
Price parking near the NRGH	2
Keep some free on-street parking	2
Permit on-street parking where it is safe	2
Construct more sidewalks throughout neighbourhood	2
Permit on-street parking on streets with sidewalks	1
Enforce parking regulations	1
Allow angle parking	1
Provide parking passes for patients	1
Do not remove parking for bicycle lanes/trees	1
Improve vehicle traffic network and safety	1
Businesses and developments should provide sufficient onsite parking	1
Increase parking supply (paid or free)	1
Hospital should provide parking solutions for its employees	1
Create more greenspace	1

**Answered 36**  
**Skipped 72**