



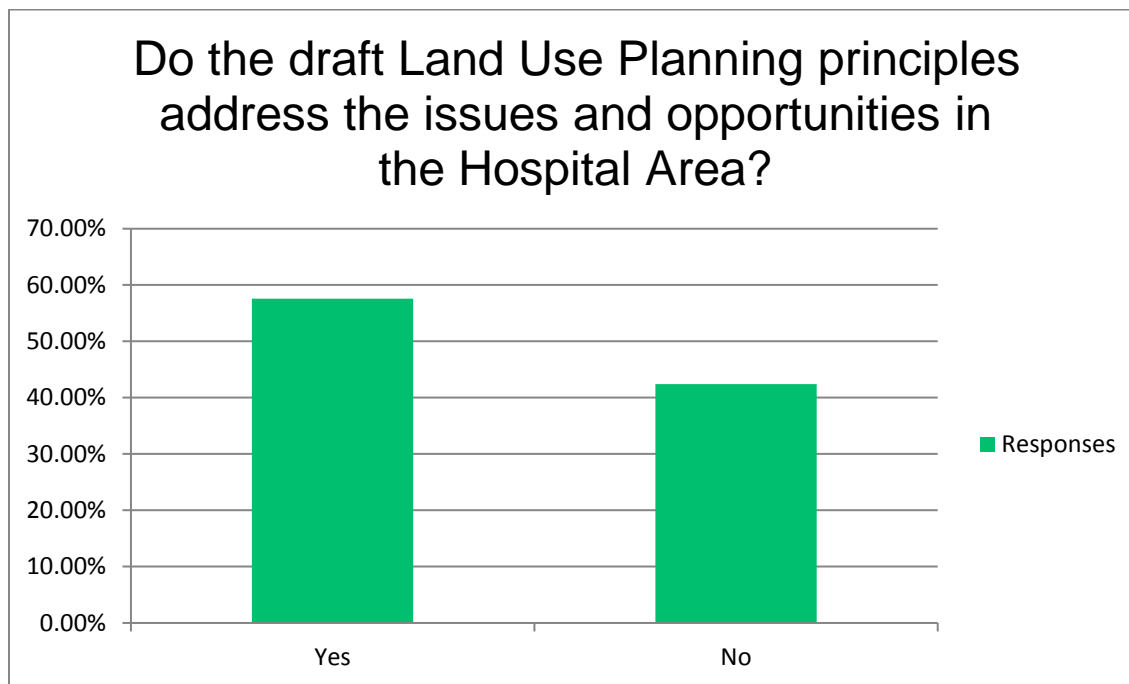
## HOSPITAL AREA PLAN – CONCEPTS AND OPTIONS

### ONLINE SURVEY – CONSOLIDATED COMMENTS

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

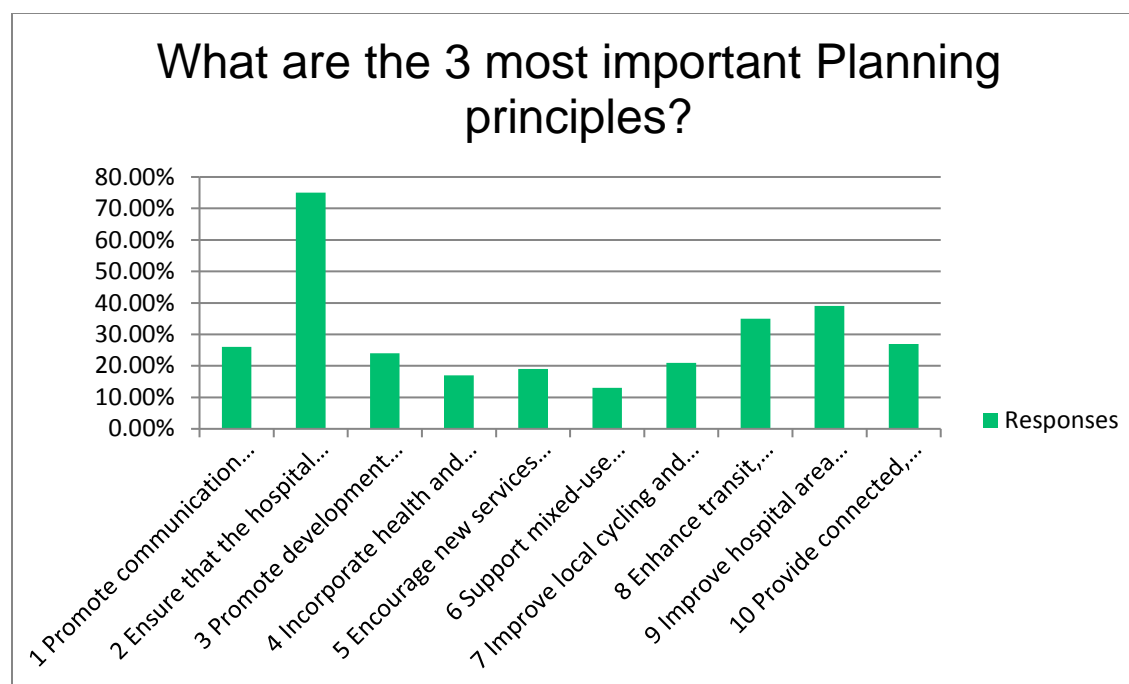
**TOTAL RESPONSES: 108**

**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?



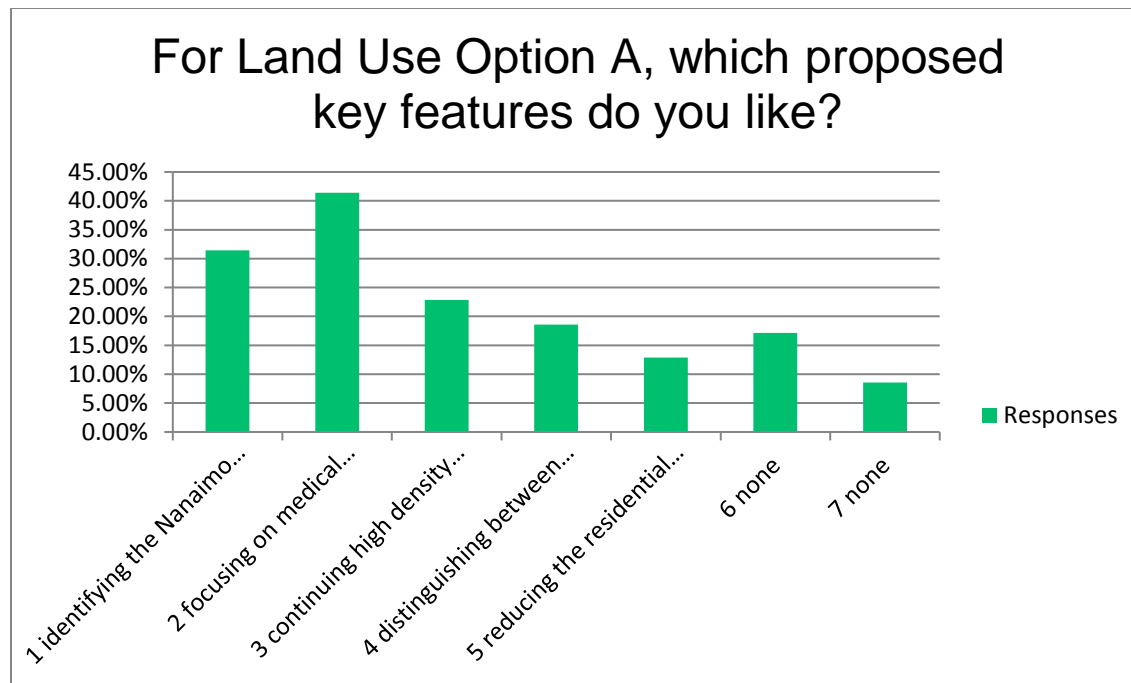
| Answer Choices   | Responses |     | Ranking |
|--|-----------|-----|---------|
| 1 Promote communication with stakeholder agencies and neighbourhood representatives on development projects and public realm enhancements in the hospital area | 26.00%    | 26  | 5       |
| 2 Ensure that the hospital 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                         |

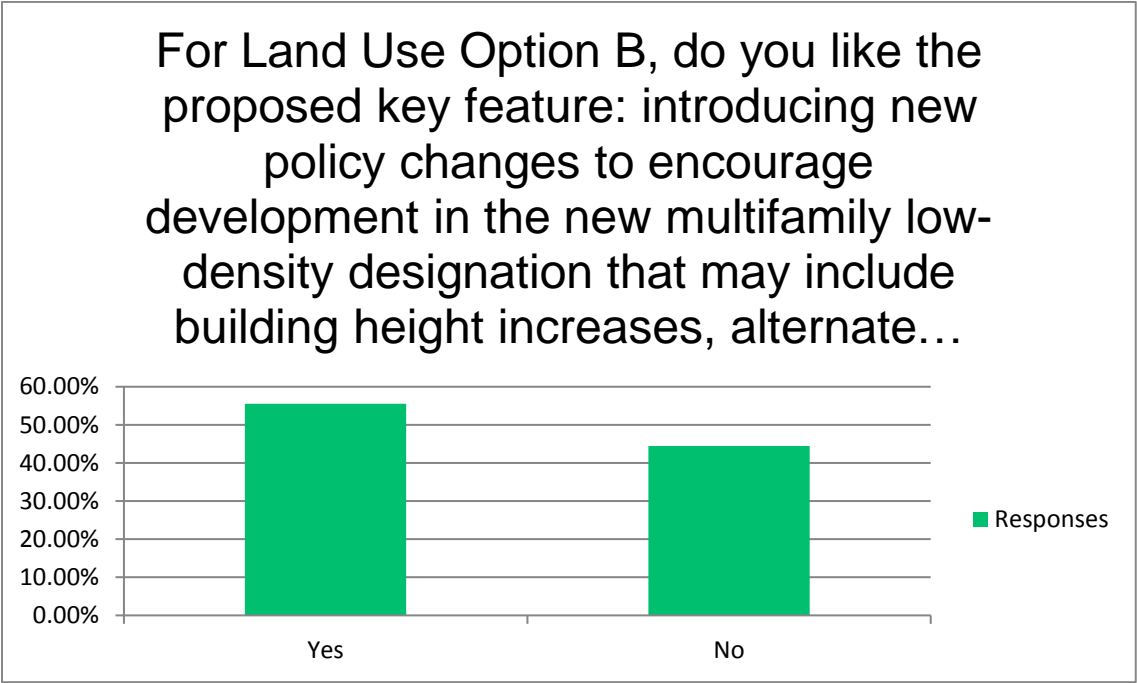
|                 |           |
|-----------------|-----------|
| <b>Answered</b> | <b>51</b> |
| <b>Skipped</b>  | <b>57</b> |

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



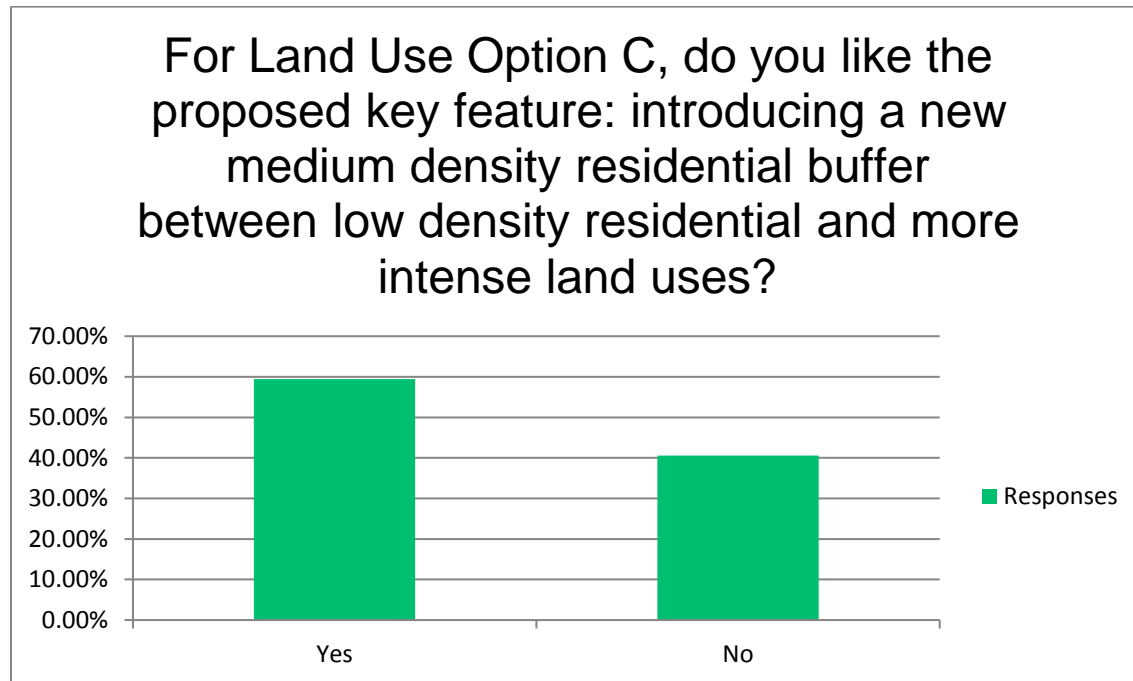
| Answer Choices   | Responses |           | Ranking |
|--|-----------|-----------|---------|
| 1 identifying the Nanaimo Regional General Hospital and former Dufferin Elementary School sites  | 31.43%    | 22        | 2       |
| 2 focusing on medical service, commercial, and high density residential 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?**



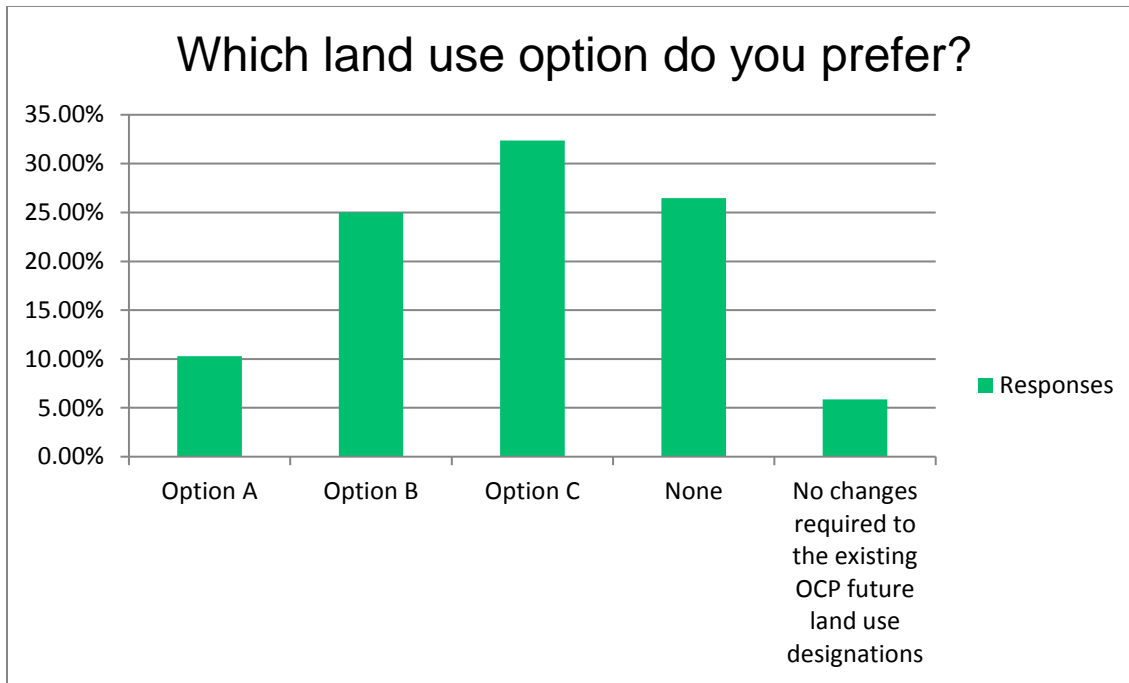
| Answer Choices | Responses |    |
|----------------|-----------|----|
| Yes            | 55.56%    | 40 |
| No             | 44.44%    | 32 |
| Answered       |           | 72 |
| Skipped        |           | 36 |

**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       |
| <b>Answered</b>  |           | <b>68</b> |         |
| <b>Skipped</b>   |           | <b>40</b> |         |

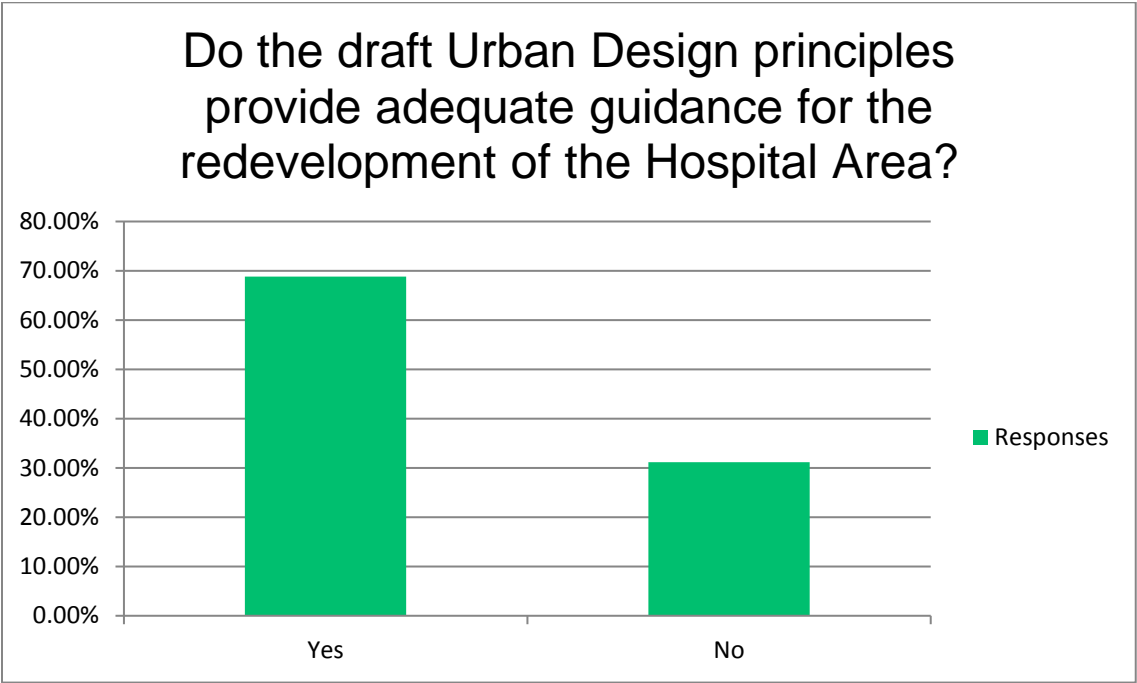
**Q8. Do you have any comments about questions 1 to 7?**

| <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> |

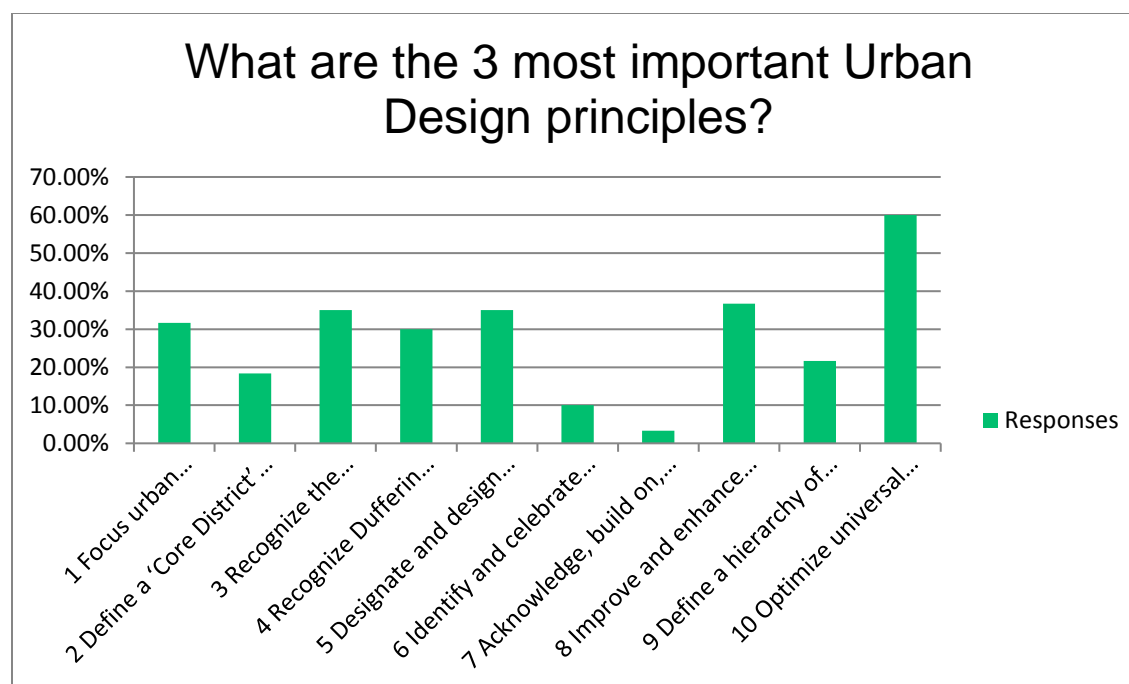


**Q9. Do the draft Urban Design principles provide adequate guidance for the redevelopment of the Hospital Area?**



| 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       |

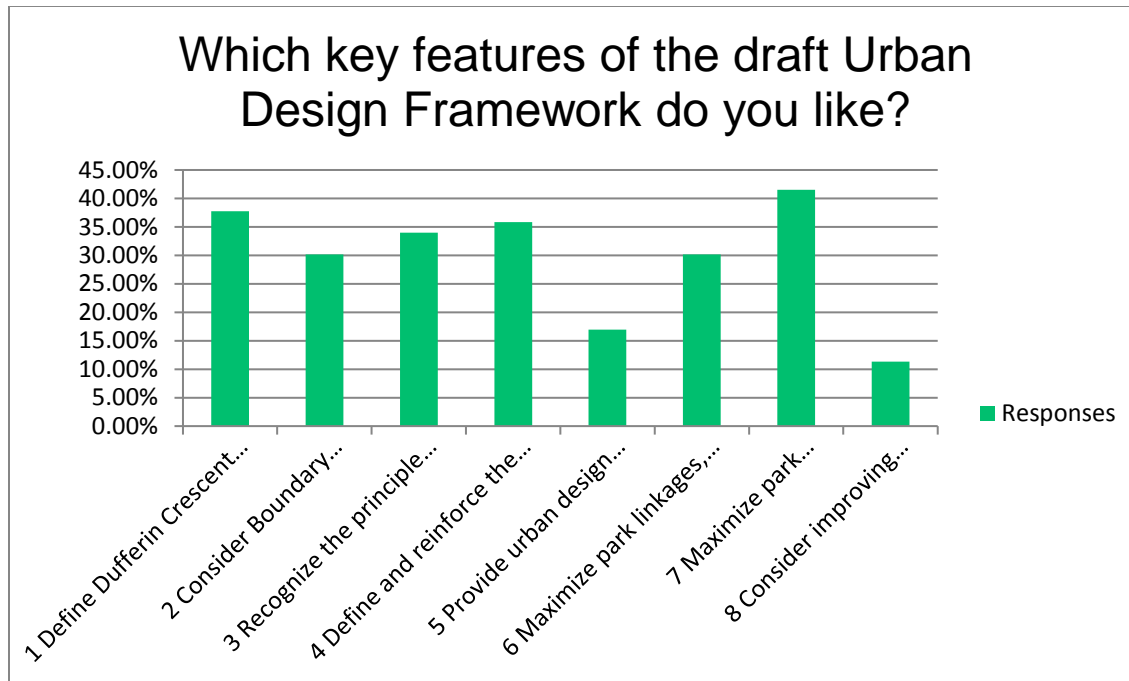
|   |        |           |   |
|---|--------|-----------|---|
| 8 Improve and enhance access to, visibility of, and connectivity between existing public parks. Identify, improve, enhance and extend existing public right-of-way pedestrian connections to public parks, including existing unused routes.  | 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                      |

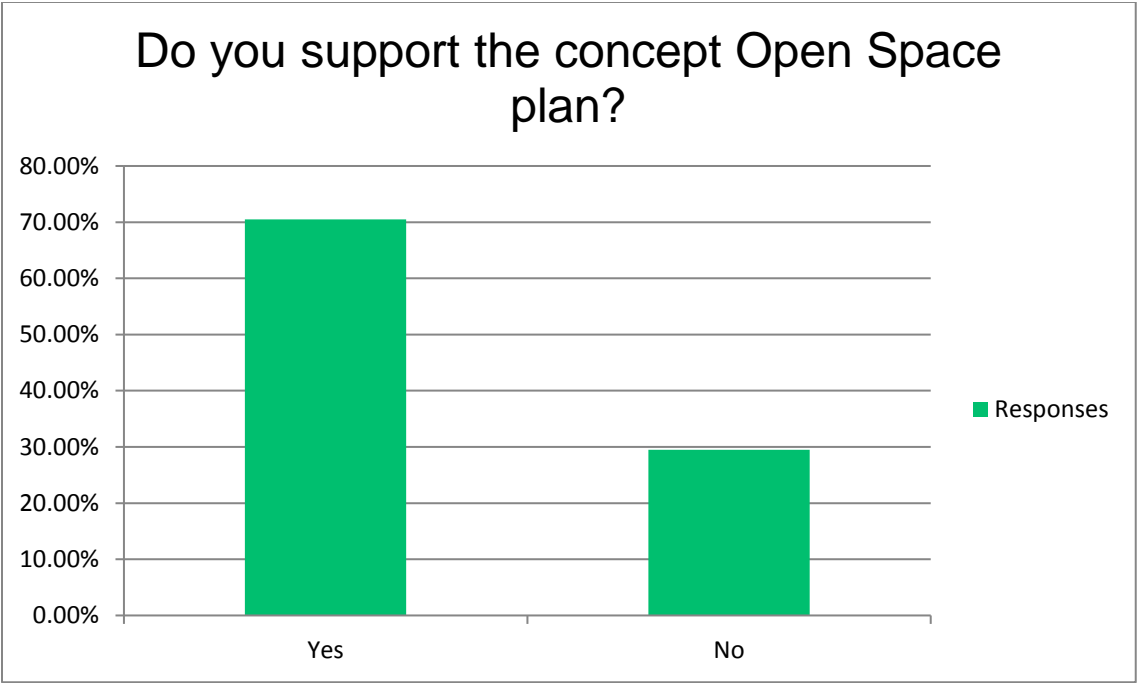
|                 |           |
|-----------------|-----------|
| <b>Answered</b> | <b>17</b> |
| <b>Skipped</b>  | <b>91</b> |

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



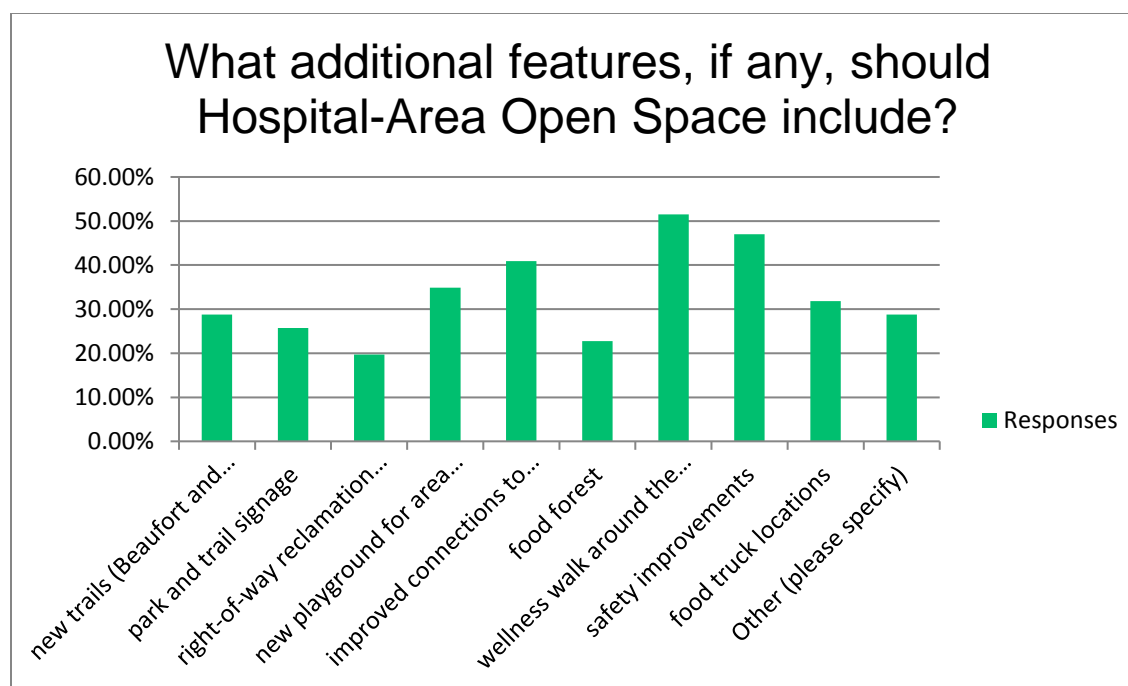
| Answer Choices   | Responses       |           | Ranking |
|--|-----------------|-----------|---------|
| 1 Define Dufferin Crescent East as a Main Street. Provide the highest level of urban design and streetscape enhancements.              | 37.74%          | 20        | 2       |
| 2 Consider Boundary 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 Seafeld 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 |

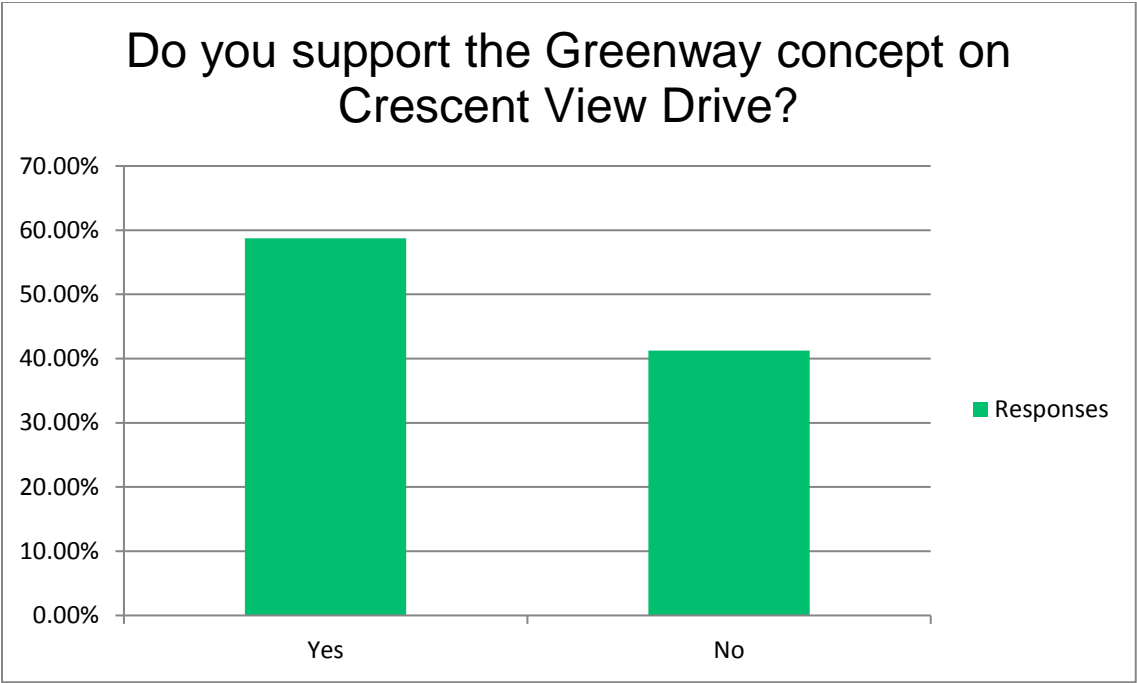
#### Q14. What additional features, if any, should Hospital-Area Open Space include?



| 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               |  |

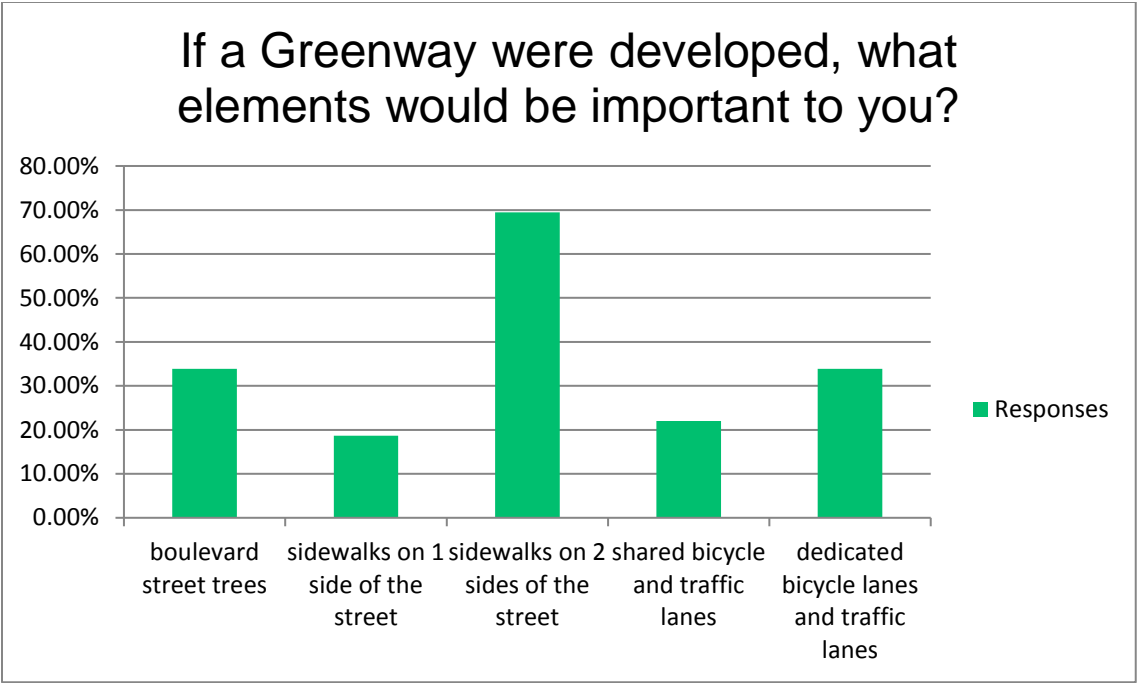
Q15. Do you support the Greenway concept on Crescent View Drive?



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

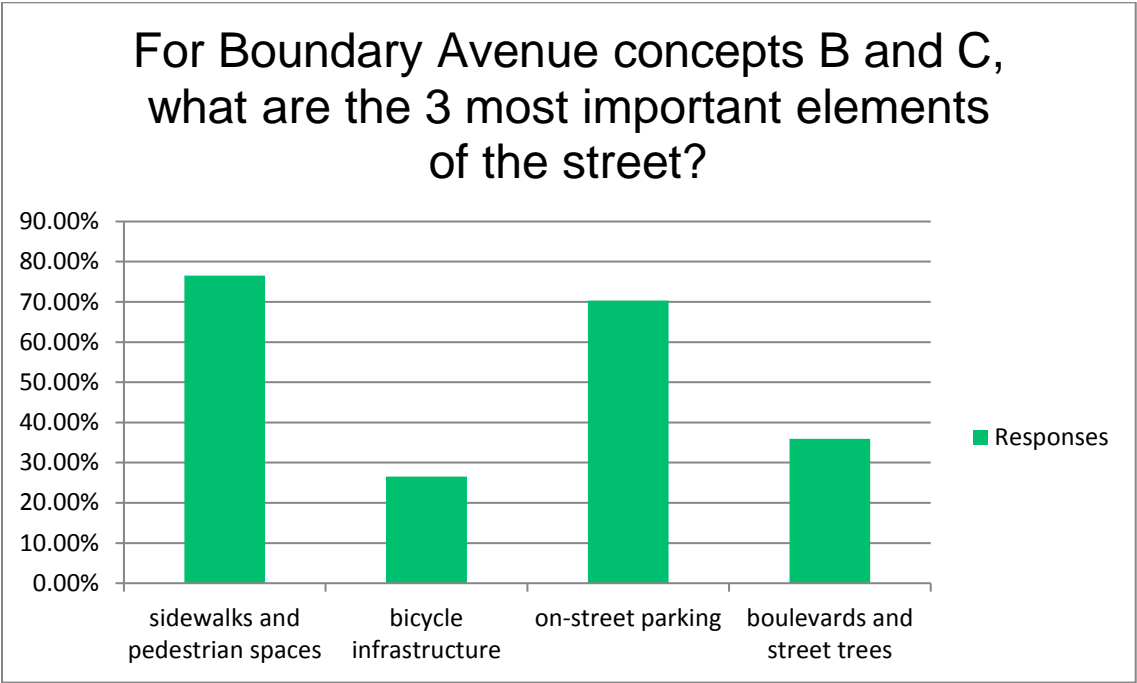


Q16. If a Greenway were developed, what elements would be important to you?



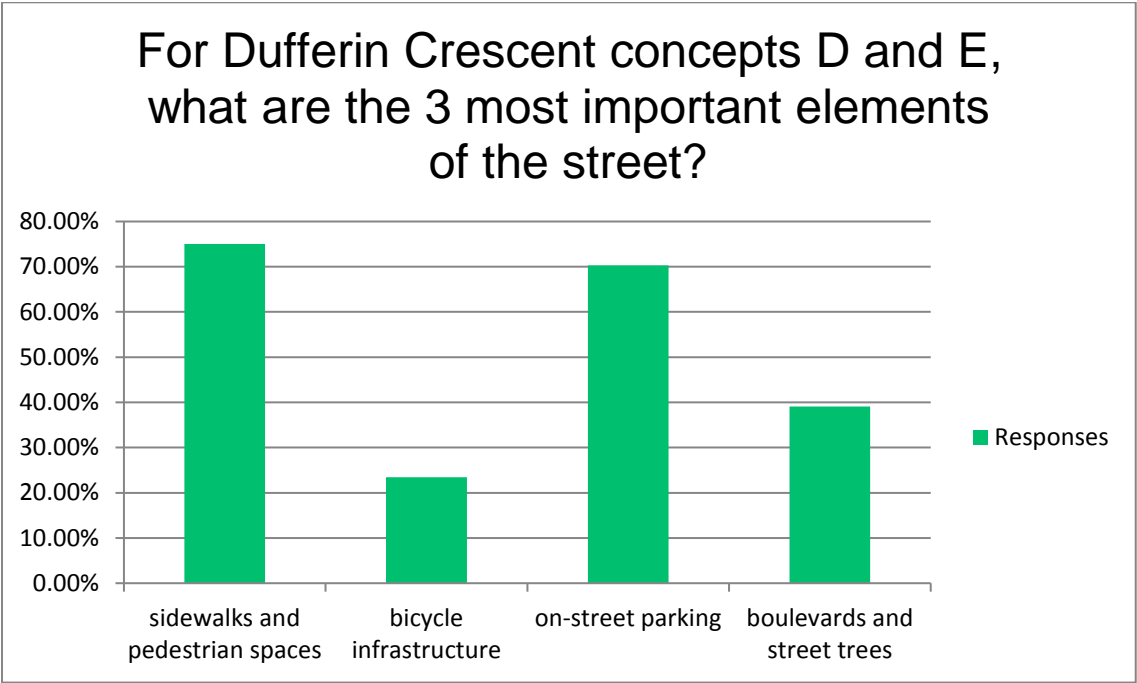
| Answer Choices                            | Responses |    | Ranking |
|---|-----------|----|---------|
| boulevard street trees                    | 33.90%    | 20 | 2       |
| sidewalks on 1 side of the street         | 18.64%    | 11 | 4       |
| sidewalks on 2 sides of the street        | 69.49%    | 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?



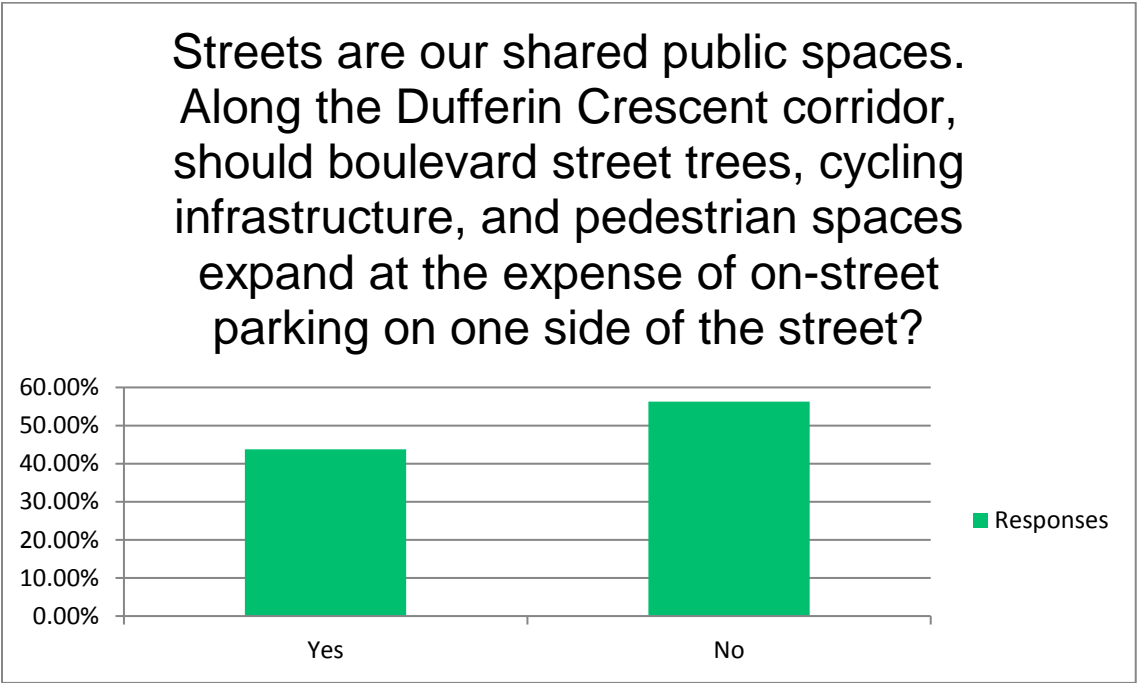
| Answer Choices                  | Responses |    | Ranking |
|---------------------------------|-----------|----|---------|
| sidewalks and pedestrian spaces | 76.56%    | 49 | 1       |
| bicycle infrastructure          | 26.56%    | 17 | 4       |
| on-street parking               | 70.31%    | 45 | 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?**



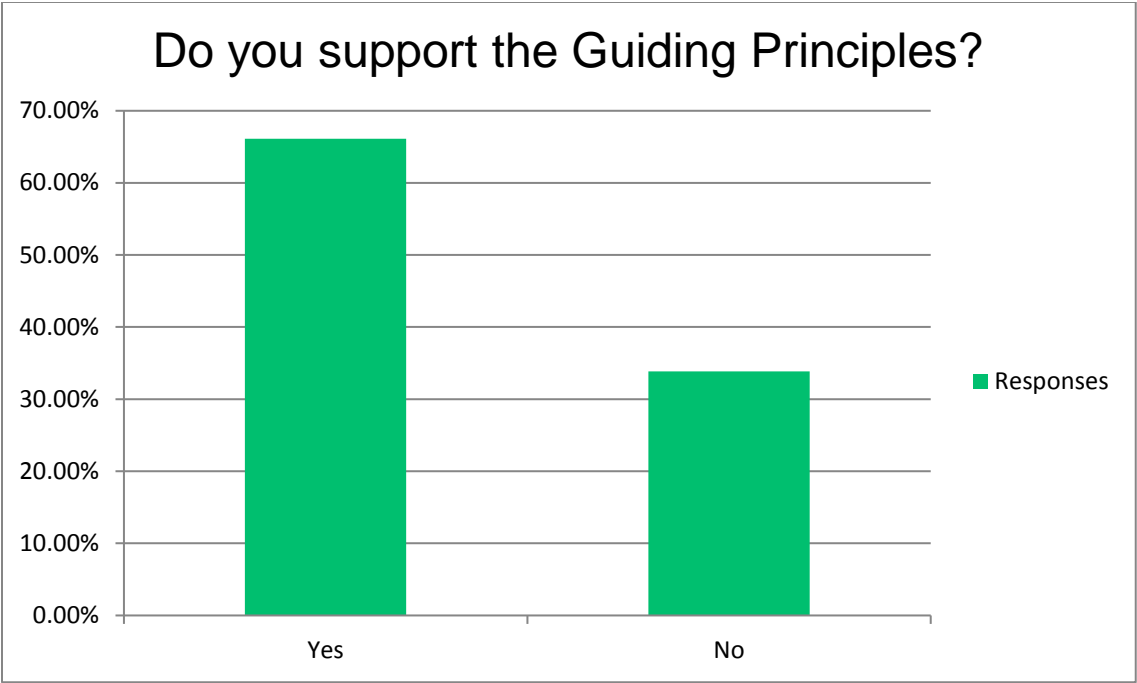
| Answer Choices | Responses |    |
|----------------|-----------|----|
| Yes            | 43.75%    | 28 |
| No             | 56.25%    | 36 |
| Answered       |           | 64 |
| Skipped        |           | 44 |

**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                      |

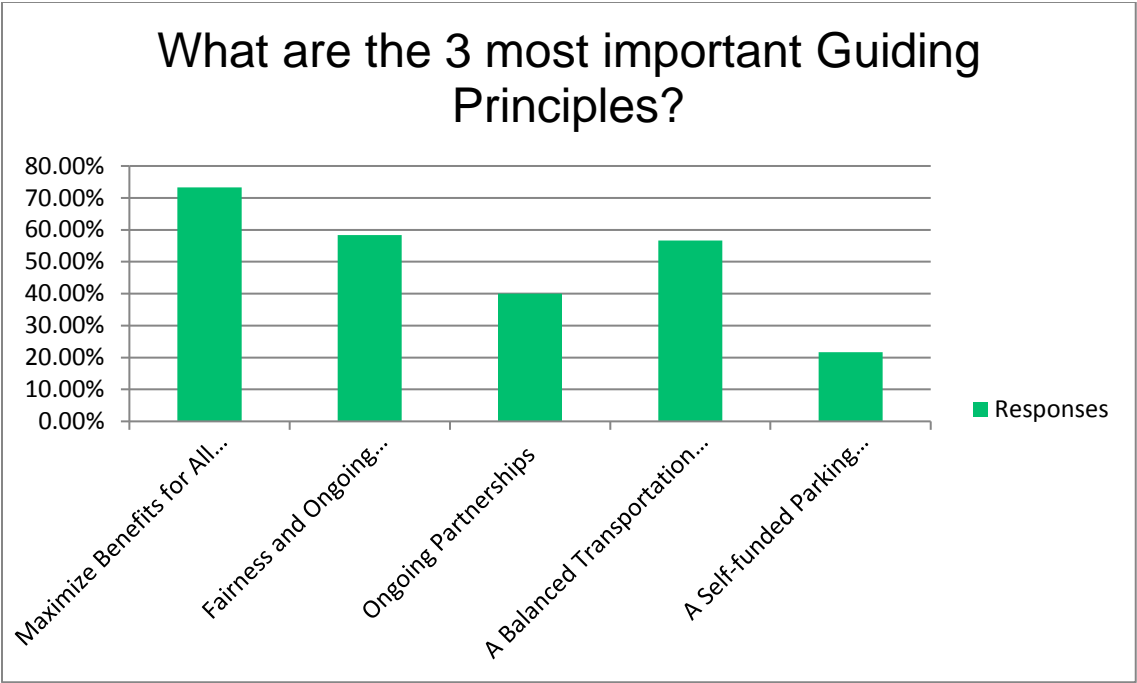
|                 |           |
|-----------------|-----------|
| <b>Answered</b> | <b>32</b> |
| <b>Skipped</b>  | <b>76</b> |

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**

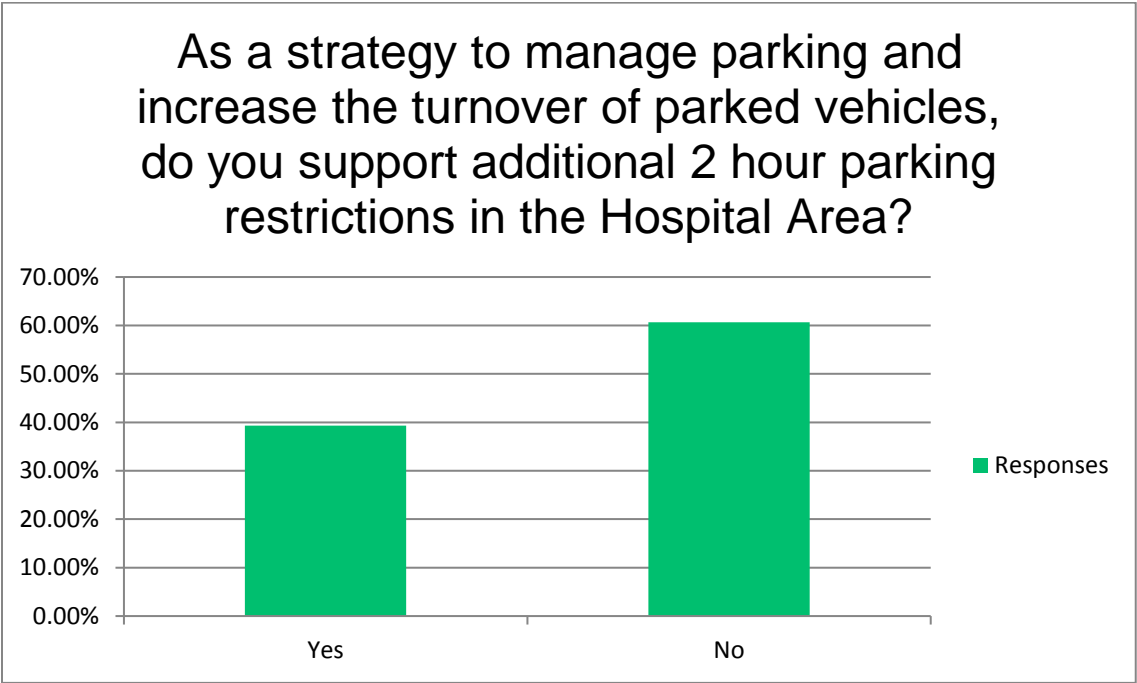


Q24. As a strategy to manage parking and increase the turnover of parked vehicles, do you support pricing on-street parking in the Hospital Area?



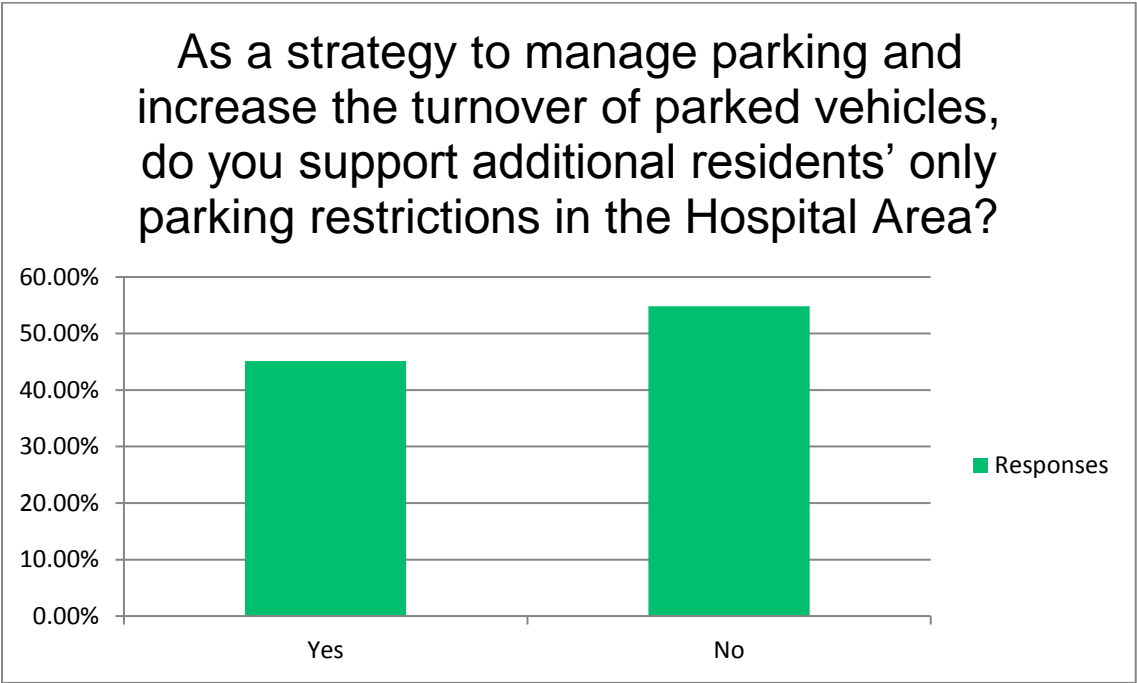
| Answer Choices | Responses |    |
|----------------|-----------|----|
| Yes            | 36.67%    | 22 |
| No             | 63.33%    | 38 |
| Answered       |           | 60 |
| Skipped        |           | 48 |

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?



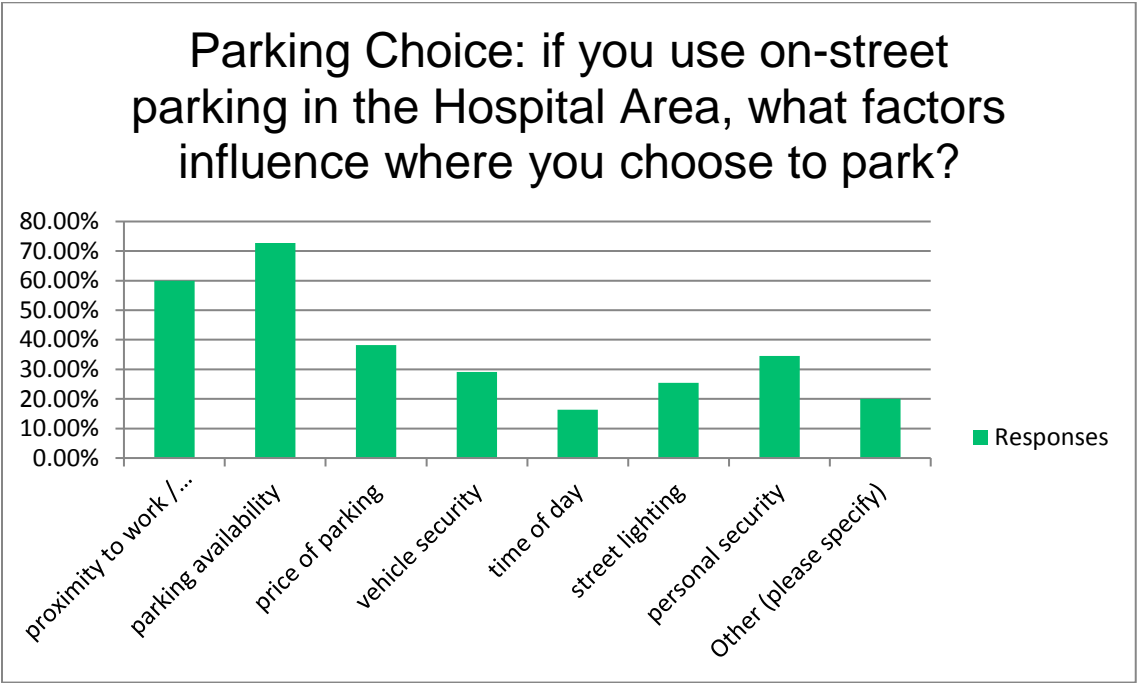
| Answer Choices | Responses |    |
|----------------|-----------|----|
| Yes            | 39.34%    | 24 |
| No             | 60.66%    | 37 |
| Answered       |           | 61 |
| Skipped        |           | 47 |

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?



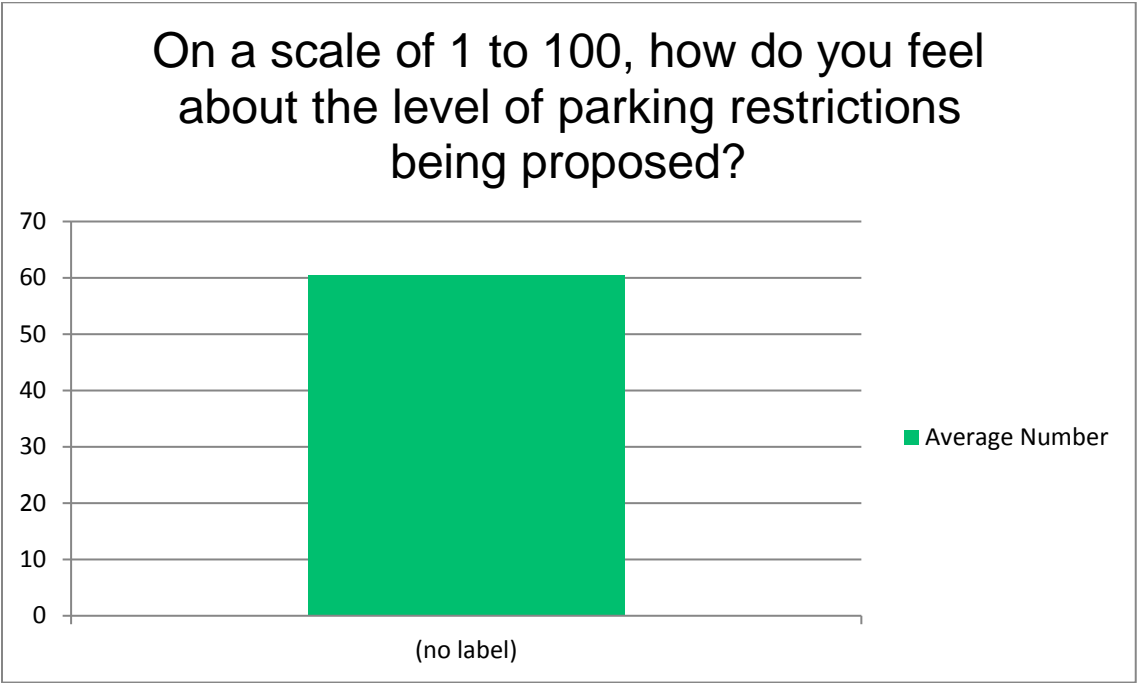
| Answer Choices | Responses |    |
|----------------|-----------|----|
| Yes            | 45.16%    | 28 |
| No             | 54.84%    | 34 |
| Answered       |           | 62 |
| Skipped        |           | 46 |

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**